



SUMMARY

Modernised Eight-Bedroom House | Prime Spot Near Paignton Seafront & Beach | Elegant Décor & Quality Presentation | 8 Bedrooms with 6 En-Suites & 2 Bathrooms | Private Owners' Accommodation Included | Flexible Layout with Future Potential | Ample Private Parking for Guests & Owners



Visit our website for the current price:
www.danielhobbin.uk/P-RS0733/

Address: Bella Vista, Kernou Road, Paignton, TQ4 6AZ

Property type: Terraced House

Tenure: Freehold

Bedrooms: 10

Bathrooms: 9

Receptions: 2

Parking: ✓

Garden: ✓



DESCRIPTION

A tastefully presented and modernised eight-bedroom house, ideally positioned just moments from Paignton's thriving seafront and golden sandy beach – a popular family holiday destination along the English Riviera.

The property has been extensively updated under the current ownership, with the majority of bathrooms and en-suites fully refurbished, elegant décor throughout, and a newly installed fire alarm system fitted within the last two years. Offering a high standard of presentation, the house is well established as a successful business, yet also provides versatile scope for future use. Subject to the necessary consents, the building could be adapted into self-contained apartments, a house in multiple occupation, or retained as a profitable hospitality venture.

Externally, the property is approached via Kernou Road with access to Berry Square, where a delightful front patio sits beside the main entrance. Opposite, private parking extends across the green and provides generous capacity. Further

access to the rear courtyard is available from the rear of the building on Kernou Road.

Accommodation is arranged across three floors. The ground floor comprises the owner's private living quarters, featuring a welcoming living room, two double bedrooms with access to a sunroom, a modern kitchen with an adjoining laundry room, and a shower room. The sunroom provides direct access to a private rear courtyard garden, while the kitchen houses a recently installed gas boiler and central heating.

Accommodation is spread across the first and second floors, offering eight bedrooms, six with en-suites and two with dedicated but separate bathrooms. Each room is well presented, with two enjoying attractive sea views over Paignton Green.

The property's ideal position places it within walking distance of Paignton town centre, the harbour, Fairy Cove, and Goodrington Sands, alongside an excellent selection of local amenities. With shops, restaurants, schools, leisure

facilities, and the mainline railway station all nearby, this property is not only superbly situated but also presents a rare investment or lifestyle purchase on the South Devon coast.

Council Tax Band: Exempt (Torbay Council)

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Front Garden

Electricity supply: Mains

Heating: Gas Mains, Electric

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

Broadband options available at the property include:

- * Standard broadband: 18Mbps download, 1Mbps upload

- * Superfast broadband: 110Mbps download, 20Mbps upload

- * Ultrafast broadband: 1800Mbps download, 220Mbps upload

– Networks in the area: Openreach, Virgin Media



Ground floor



Floor 1



Floor 2

Approximate total area^m

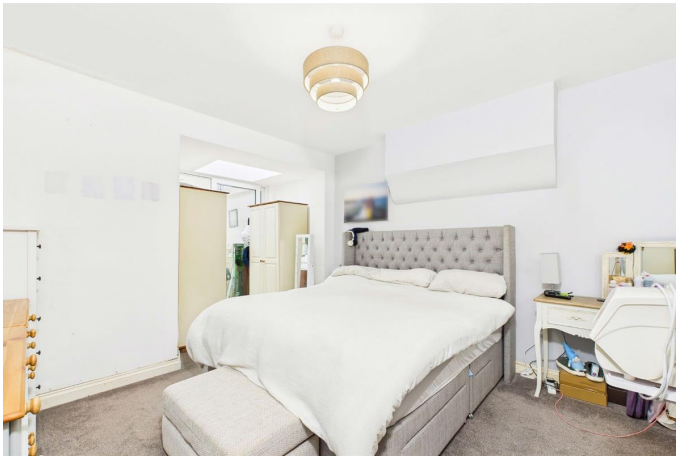
225 m²

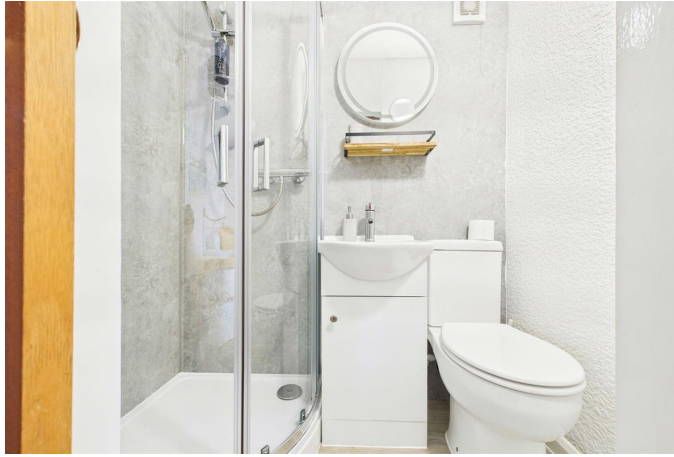
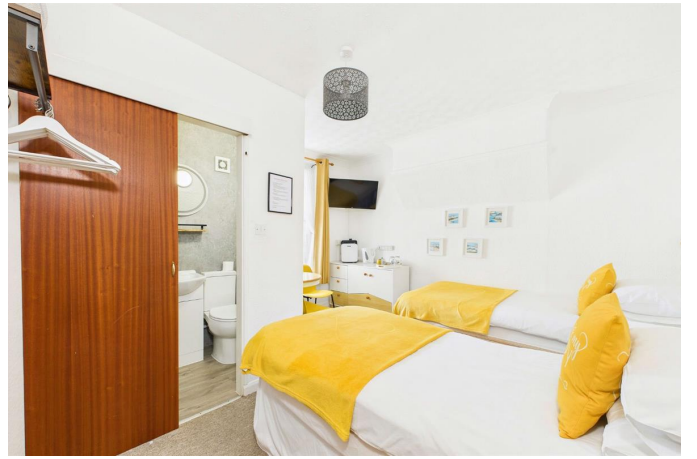
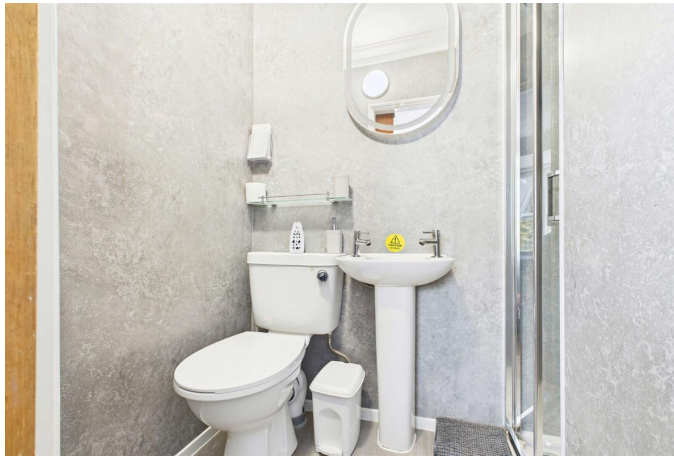
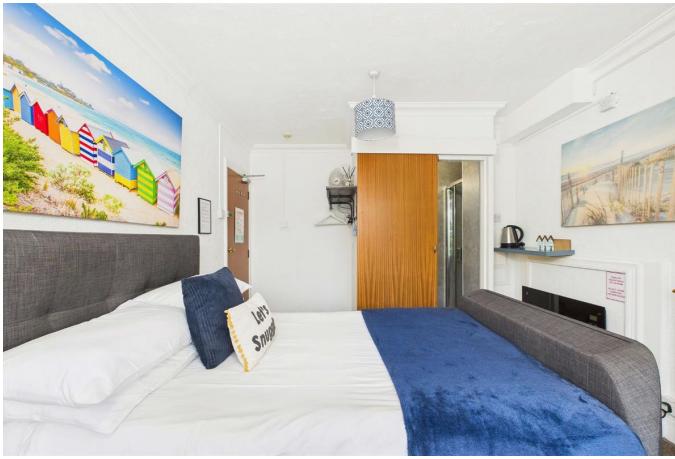
2422 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360













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