



### Description

An interesting opportunity to acquire two linked, three bedroom semi-detached properties, each having their own gardens and parking, set in a plot size of 0.16 acres and having been in the same family ownership for over 100 years. The main residence retains a wealth of character features and is in need of modernisation throughout, offering two reception rooms, kitchen and veranda at ground floor level, three double bedrooms and bathroom on the first floor and three linked lower ground floor rooms each with natural light. The rear tenement offers accommodation over three floors with entrance porch, kitchen and sitting room at ground floor level, double bedroom and bathroom to the first floor and two further bedrooms on the second floor. The properties may appeal to those looking for a home with income potential/multi-generation occupancy, along with the builder/developer fraternity, having the graphic potential for conversion into a number of apartments and possibly for further development within the grounds subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Torbay Council planning department.

### Situated

Primley Park is set in a favoured residential area of Paignton with sea views over the townscape and in close proximity of Paignton town centre, offering a wide range of shopping and leisure facilities, with educational facilities catering for all age groups.

#### 9 Primley Park Ground Floor

Veranda with sea views, large entrance hall giving access to the lower ground floor and first floor, sitting room with door to the rear garden, dining room and kitchen.

#### Lower Ground Floor

Hallway and two rooms with natural light and a third room with restricted height and door to the rear garden.

#### First Floor

Landing, three double bedrooms and bathroom.

#### 9a Primley Park Ground Floor

Entrance porch/utility room, kitchen and sitting room.

#### First Floor

Landing, double bedroom and bathroom.

#### Second Floor

Landing, two bedrooms.

#### Outside

Level gardens with a plot size of 0.16 acres, an enclosed courtyard style garden currently serving 9a and lawned rear gardens serving the main dwelling. On drive parking for several vehicles.

#### Viewings

Strictly by prior appointment with Fulfords Paignton 01803 527523. General enquiries Countrywide Property Auctions 01395 275691.

#### EPC Ratings

9 G. 9A E

#### Council Tax Bands

9 D. 9A B

#### Note

Measurements have been taken using the Promap mapping facility. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright reserved.