



Woodland Park | Paignton | TQ3 2ST

Asking Price Of £206,000

Offered for sale is this beautifully maintained two bedroom apartment within a small and select development situated on the level and within a short walk to local schools, bus routes, railway station, town centre and beach.

- TWO BEDROOM APARTMENT
- ALLOCATED PARKING
- COMMUNAL GARDEN
- ENSUITE
- GOOD ORDER

COMMUNAL ENTRANCE HALL Secure entry system leading to a solid wooden front door.

ENTRANCE HALL Fitted with ceiling downlights, door entry system, wall-mounted radiator and a wired-in smoke alarm. Doors lead to all principal rooms. A convenient storage cupboard houses the wall-mounted gas combination boiler (servicing central heating and hot water), consumer unit, ceiling light, and shelving for additional storage.

BEDROOM ONE Two uPVC double glazed windows with views over the communal gardens. Features include ceiling downlights, wall-mounted radiator, and access to the en suite.

EN SUITE SHOWER ROOM Fitted with a modern three-piece suite comprising a low-level WC with chrome dual flush, pedestal wash basin with mixer tap, and an enclosed shower cubicle with mains-fed shower and built-in seat. Fully tiled walls, ceiling downlights, extractor fan, wall-mounted radiator, illuminated shaver point and mirrored cabinet.

BEDROOM TWO Bright and airy room with a uPVC double glazed window to the side, downlights, and wall-mounted radiator.



FAMILY SHOWER ROOM Currently configured as a wet room, this versatile space includes a pedestal wash basin with chrome mixer tap, low-level WC with dual flush, and wall-mounted electric shower. Partial tiling, ceiling downlights, extractor fan, wall-mounted radiator, shower curtain with rail, illuminated shaver point and mirrored cabinet offer functionality and comfort.

OPEN PLAN LIVING/DINING ROOM A generous and light-filled living space, open to the kitchen. Features a uPVC bay window to the front and a further window to the side. Ceiling lights, downlights and wall-mounted lights creating a warm ambiance. Wall mounted radiator. The dining area comfortably accommodates a six-seater table, with a further wall-mounted radiator within the bay window area.

KITCHEN Well-equipped with a comprehensive range of wall and base units, complementary work surfaces, and matching splashbacks. Inset chrome sink and a half with drainer and mixer tap. Appliances include a four-ring gas hob with extractor above, integrated upright fridge/freezer, and integrated washing machine. Finished with tiled flooring, ceiling downlights, and a heat detector alarm.

PARKING Allocated parking space.

MATERIAL INFORMATION: Tenure: Leasehold. Lease Length: 999 years from 01/03/2007. Service Charge: £1,352.32 per year (2025 – 2026).

Address 'Woodland Park, Paignton, TQ3 2ST'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '80 | C'

Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.