



OFFERS OVER £160,000

Wheatlands Road, Paignton,  
TQ4 5HX

A spacious 2-bedroom lower ground-floor-flat apartment, positioned in a convenient position a short stroll from Goodrington Sands beach. The property makes an ideal holiday home, first-time purchase or retirement property, offering stunning sea views to Brixham and country views across Clennon Valley. There are also good sized gardens, garage and drive. No chain!



**PORCH** Front and back doors leading out to an enclosure south facing garden.

**LOUNGE/DINER** - 19' 8" x 10' 5" (6.0m x 3.2m) A bright room with superb sea and country views across the Bay to Brixham and also across Clennon Valley.

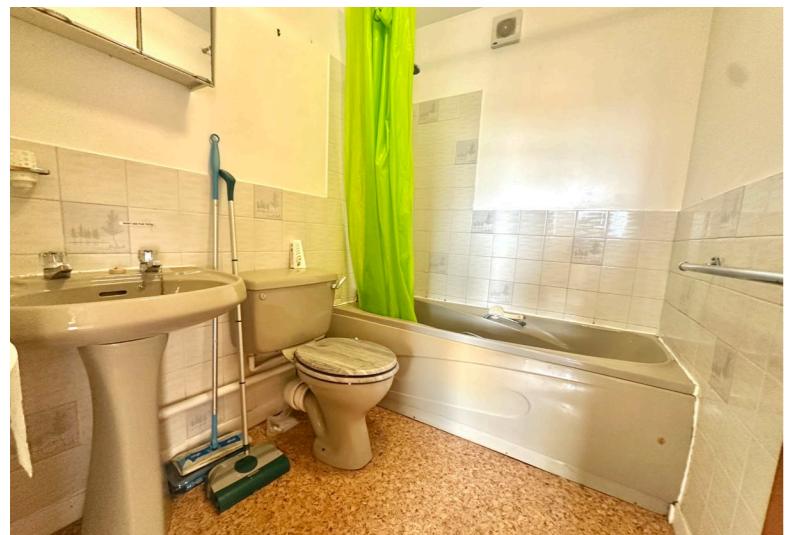
**INNER HALLWAY** Cupboard. Glazed door to: -

**KITCHEN** - 9' 6" x 8' 6" (2.9m x 2.6m) Fitted with a range of wall, base and drawer units with roll edged work surfaces. Glazed window was wide views across Clennon Valley and towards Brixham

**BEDROOM ONE** - 12' 5" x 9' 2" (3.8m x 2.8m) A bright double room with glazed window and stunning sea views to Brixham and country views across Clennon Valley.

**BEDROOM TWO** - 11' 9" x 6' 6" (3.6m x 2.0m) Another double room with double glazed window.

**BATHROOM** A three piece suite comprising of a low level flush WC, a vanity wash hand basin and a panelled bath unit with shower attachments above. Extractor fan and tiled walls.



**PARKING** Driveway to: -

**GARAGE** - 16' 0" x 7' 10" (4.9m x 2.4 m)

**CELLAR** Useful cellar area with limited headroom. Ideal for storage.

Rear Steps down to patio area and enclosed private lawn area.

**FREEHOLD** Note: This property has the benefit of holding the lease to the upstairs flat and therefore should be readily mortgageable.  
**MAINTENANCE** Split 50/50.

**AGENTS NOTE** There is no gas central heating at the property.

Address 'Wheatlands Road, Paignton, TQ4 5HX'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

Taylors Estate Agents  
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