



**Connells**

Woodland Court Southfield Road  
Paignton



# Woodland Court Southfield Road Paignton TQ3 2SR

for sale  
**£180,000**



## Property Description

Connells are delighted to bring to the market this spacious and well-presented two-bedroom ground floor apartment, located just a short distance from Paignton town centre. Perfectly positioned for convenience, this property offers easy access to a range of local shops, independent boutiques, essential amenities, and public transport links. Whether you're a first-time buyer, looking to downsize for retirement, or searching for a solid investment opportunity, this apartment offers excellent potential and immediate appeal. In summary, this two-bedroom ground floor apartment offers everything you need for comfortable, low-maintenance living in a prime Paignton location. With no onward chain, generous room sizes, parking, a garage, and a private entrance, this property is a rare find and an excellent opportunity for the right buyer. Early viewing is highly recommended - don't miss your chance to secure this fantastic home!

## On Approach

Upon approach, the property stands out with its own private front entrance - a rare and desirable feature that ensures added privacy and independence. Beautiful front gardens.

## Entrance Hallway

Stepping inside, you're welcomed by a generous hallway which acts as the central spine of the home, leading to each room and offering a practical and inviting layout.

## Lounge

11' 6" x 12' 5" ( 3.51m x 3.78m )

To the front aspect of the property, you'll find a bright and airy lounge, bathed in natural light from the front-facing window. This well-proportioned room offers plenty of space for a range of furniture configurations, allowing the new owner to create a comfortable and versatile living area suited to their personal needs and tastes. Whether it's a cozy corner sofa, entertainment unit, or display cabinets, the lounge offers a blank canvas for your imagination.



## Kitchen

9' 7" x 9' 8" ( 2.92m x 2.95m )

Heading back into the hallway and turning to the right, you are led into a well-appointed kitchen, located at the rear of the apartment. Designed with both functionality and style in mind, the kitchen features a variety of built-in cupboards and drawers that provide excellent storage. Integrated appliances, ample worktop space, and rear-facing windows help to make this kitchen a pleasant and efficient space for preparing meals and enjoying daily routines. The view over the rear of the property enhances the kitchen's appeal, giving a sense of calm and seclusion.

## Master Bedroom

11' 5" x 12' 7" ( 3.48m x 3.84m )

Continuing through the apartment, you'll find two generous double bedrooms, both offering ample space and flexibility. The master bedroom is situated at the rear of the property, ensuring peace and quiet - ideal for restful nights. With its generous proportions, this room comfortably accommodates a large bed along with bedside tables, wardrobes, and additional bedroom furniture. It's a versatile space that can easily be tailored to your preferences, whether that means creating a tranquil retreat or adding workspace for home-based activities.

## Second Bedroom

12' 7" x 8' 8" ( 3.84m x 2.64m )

The second bedroom, also a double, is positioned at the front aspect of the property. Bright and spacious, it could serve equally well as a guest room, home office, or additional family bedroom. Like the master, it benefits from plenty of room for freestanding furniture, offering flexibility for a variety of uses.

## Shower Room

The apartment is also equipped with a shower room, complete with a walk-in shower, wash basin, and WC. The layout is both practical and accessible, meeting the needs of a wide range of buyers. It adds to the overall convenience of this well-planned home.

## Outside

Externally, the property continues to impress. To the rear, you'll find allocated parking, ensuring that you'll always have a space ready and waiting. Additionally, this apartment comes with the added bonus of its own garage - an invaluable asset for storage, parking, or even potential use as a workshop or hobby space. With such features, the practicality of this property is hard to match.

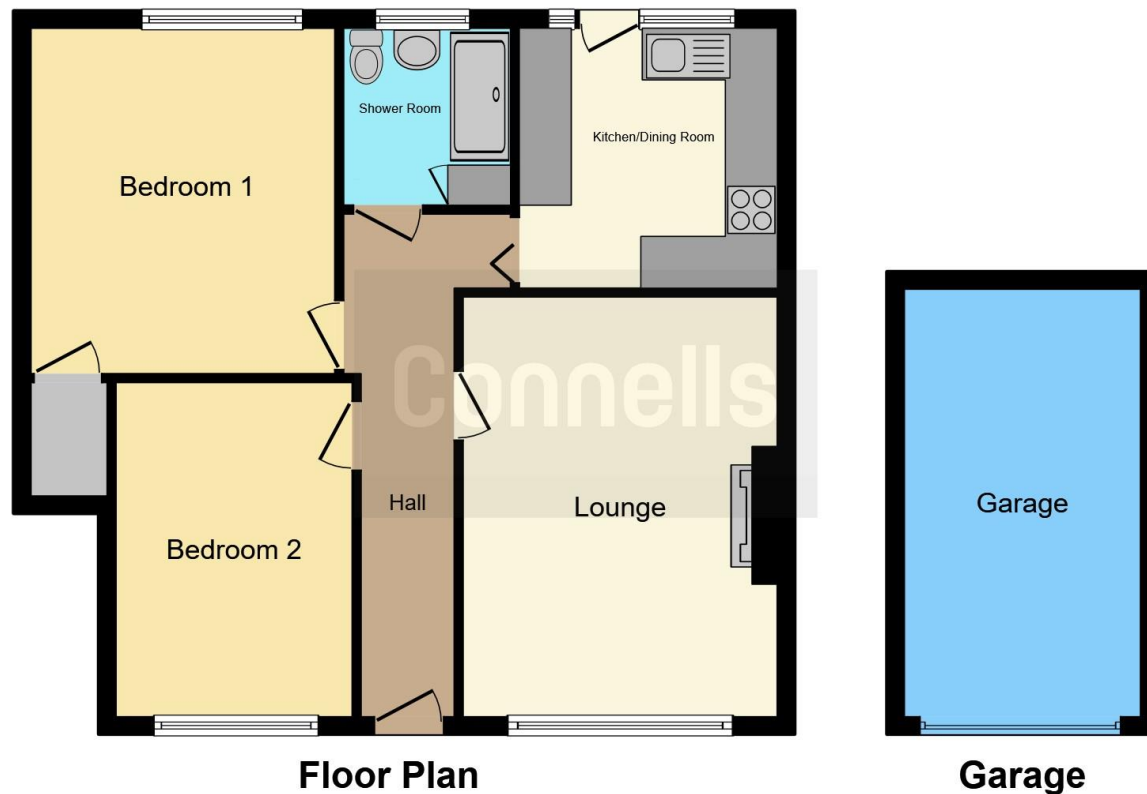












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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51 Hyde Road  
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EPC Rating: D

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PGN312937](http://connells.co.uk/Property/PGN312937)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: PGN312937 - 0003