



CENTRAL AVENUE
Culford, Suffolk

Connells

Woodland Court Southfield Road
Paignton

Woodland Court Southfield Road Paignton TQ3 2SR

for sale
£170,000



Property Description

This first-floor apartment is offered to the market chain-free and occupies a desirable position within a purpose-built development. Featuring its own private entrance to the front with its own dedicated outside space, the property surprises you with its generous internal proportions, creating a bright and versatile living space. Complemented by parking directly in front of its private garage which is found in the residents' courtyard.

Ideally positioned in a level location, this property lies within comfortable walking distance of Paignton's vibrant town centre, home to an excellent array of shops, cafes, and seaside attractions including the beach and harbour. The area is well served by public transport, with railway and bus stations offering convenient links across the region. Nearby, the charming Preston area and the grounds of the notable Oldway Mansion provide additional local facilities and recreational opportunities, further enhancing the appeal of this well-connected setting.

Entrance

The property benefits from dual access points—either from the rear via the residents' courtyard. The front entrance is approached through a lawned garden area with a paved pathway and a mature tree and plant borders. Entry is gained through a double-glazed door, which opens onto a staircase leading to a landing area brightened by a side-facing double-glazed window. From here, an internal door provides access to the main hallway, which serves the principal rooms. The hallway includes a built-in storage cupboard and a loft hatch offering additional storage space.

Bedroom One

12' 10" x 12' 4" (3.91m x 3.76m)

Front aspect double glazed window. Built in wardrobe and electric points

Bedroom Two

11' 3" x 9' 5" (3.43m x 2.87m)

Also another double. Side aspect double glazed window with sea peeps. Space for furniture

Wetroom

This modern wet room has been designed with accessibility in mind, comprising a walk-in electric shower with a fold-down seat and grab rail. A pedestal wash basin and low-level WC are situated below an obscured double-glazed window. Additional features include fully tiled walls, a wall-mounted heated towel rail, and water & slip resistant flooring.

Lounge

15' 6" x 11' 9" (4.72m x 3.58m)

A well-sized reception room with a front-facing double-glazed window providing plenty of natural light. The room includes an electric fireplace set within a retro tiled surround, creating a focal point. A capped gas supply remains in place, indicating the possibility of a previous gas connection. Access to the kitchen is provided via a sliding glazed internal door.



Kitchen

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

Rear aspect double glazed window and door leading to rear access. The kitchen is fitted with a range of matching wall and base units complemented by work surfaces and tiled splashbacks. A stainless steel sink and drainer. The kitchen also provides under-counter space and plumbing for a washing machine, space for an oven, a built-in cupboard housing the hot water cylinder, and a separate pantry cupboard for additional storage.

Courtyard

Outside space and residents courtyard leading to your garage

Garage

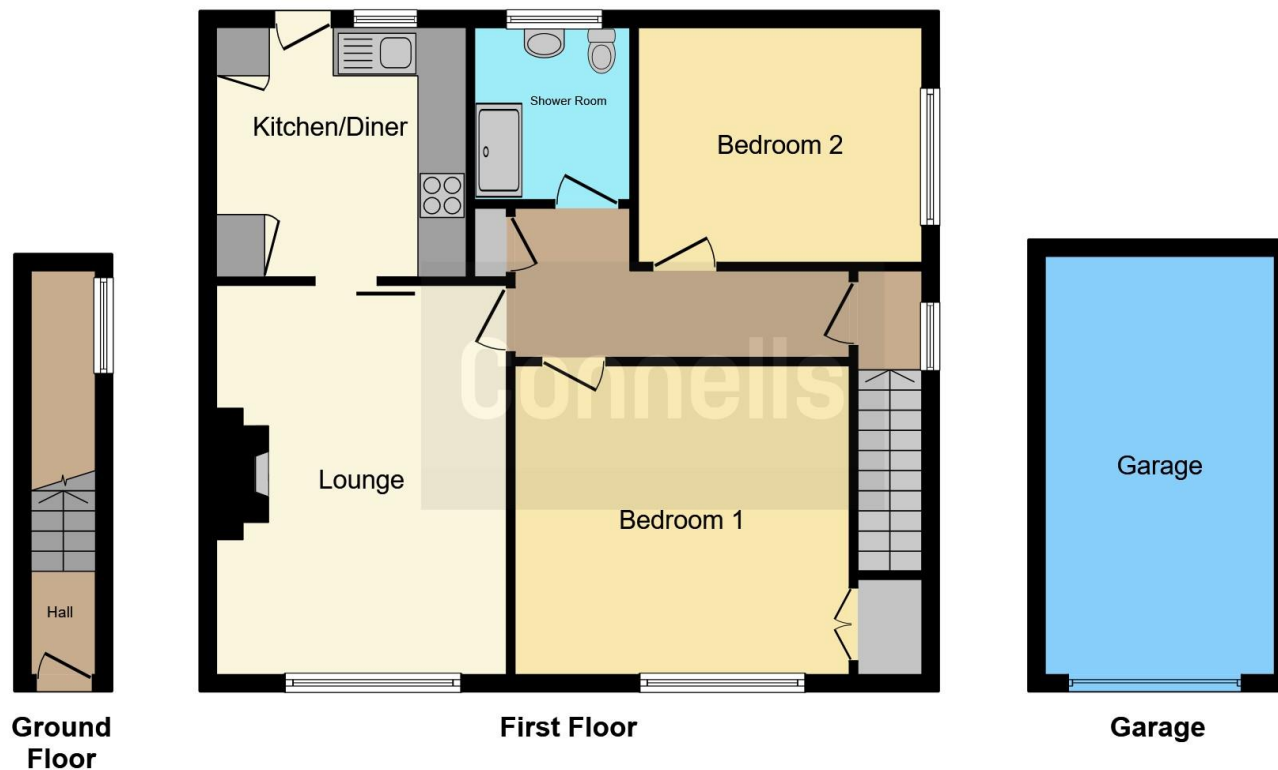
16' x 7' 11" (4.88m x 2.41m)

With up and over door









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

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 Band: B

Tenure: Freehold

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