



11 Cliff Park Avenue, Goodrington, Paignton, TQ4 6LT

£450,000

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- FAVOURED CUL DE SAC
- IN NEED OF UPDATING
- SEA VIEWS
- 4 BEDROOMS
- AT LEAST 2 RECEPTIONS
- KITCHEN
- LEVEL GARDENS
- AMPLE PARKING
- VERY FLEXIBLE LAYOUT
- CLOSE TO THE BEACH



Set in a highly sought-after residential area, this flexible detached family home brought to the market for the first time in nearly 50 years. A superb cul-de-sac location just moments from Goodrington Beach and the south west Coast Path. Positioned on a generous plot and set back from the roadside, the property offers both privacy and exciting potential. Now in need of updating and modernisation, this home presents a fantastic opportunity for buyers to create a bespoke living space tailored to their needs. The steam railway passes nearby, adding to the unique coastal setting. A local parade of shops, a public house, and regular bus links provide convenient access to Brixham, Paignton, Torquay and Newton Abbot. An excellent opportunity in a prime coastal location. Cliff Park Ave residents have their own pedestrian gated access to the Beach nearby. Viewing is a must to appreciate both the size and flexibility of the accommodation this home has to offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	