



Oathills Court, Whiterock, Paignton, TQ4 7GR



£245,000 Freehold

“A well-presented home with the addition of a single garage and ample parking space”

Tucked away in a friendly cul-de-sac on the sought-after Whiterock development in Paignton, Oathills Court presents a wonderful opportunity to acquire a modern and well-appointed home.

This attractive end-of-terrace property which was built in 2018 by Linden Homes is one of just four similar homes, offering both a sense of privacy and a welcoming community feel.

Upon entering the property, you are greeted by a bright and inviting entrance hall, complete with a convenient cloakroom/W.C. and staircase rising to the first floor.

The ground floor accommodation is thoughtfully designed with modern living in mind, featuring an open-plan layout that seamlessly blends the kitchen, lounge, and dining areas. The fitted kitchen is both stylish and practical, boasting wood-effect worktops and a range of integrated appliances, including a washing machine, dishwasher, built-in electric oven, and gas hob with an extractor hood above. A concealed Ideal boiler ensures efficiency without compromising on aesthetics.

The adjoining lounge and dining space is generously proportioned, offering flexibility for both relaxing and entertaining. A useful storage cupboard adds practicality, while French doors open directly onto the rear garden, allowing natural light to flood the space and creating a lovely indoor-outdoor connection.

Upstairs, the property continues to impress with two well-sized double bedrooms, positioned to the front and rear respectively. Both rooms provide comfortable accommodation and ample space for furnishings. The family bathroom is particularly spacious and finished in a crisp white suite, comprising a bath with fitted shower and screen, pedestal wash basin, and close-coupled W.C., offering a clean and contemporary feel.

Externally, the property benefits from a landscaped front garden which also provides off-road parking. There is access around the side of the house via a gate to the rear garden. In addition, there is a **single garage** located opposite the house, complete with **further parking** in front—an excellent advantage for homeowners and visitors alike.

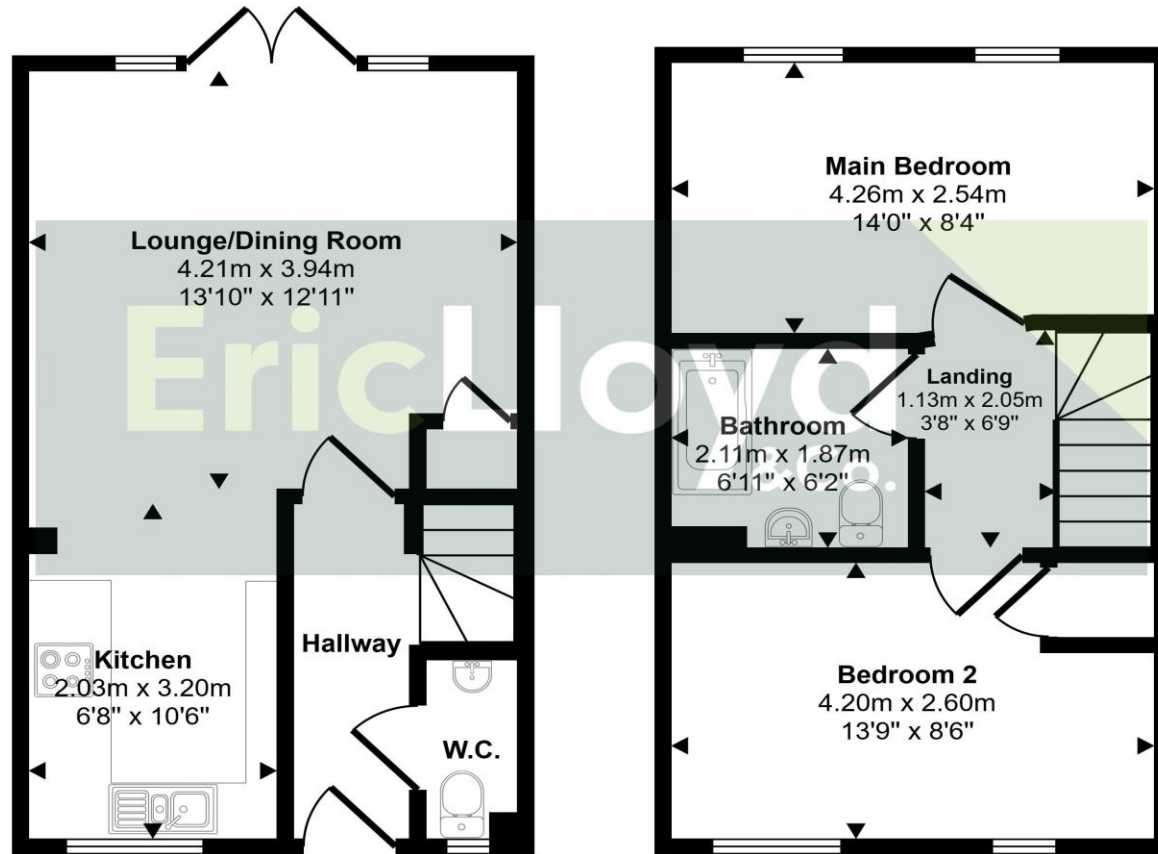
The rear garden is a real highlight, enjoying a sunny aspect and enclosed for privacy. It features a generous patio area perfect for outdoor dining, a well-maintained lawn, and a rear access gate for added convenience.

The location is equally appealing, being within easy reach of well-regarded local schools, including Whiterock Primary School and Churston Grammar School. A range of supermarkets and everyday amenities are also conveniently close by, making this an ideal home for families, first-time buyers, or those looking to downsize without compromise.

Further benefits include gas-fired central heating and double glazing throughout, ensuring comfort and efficiency all year round. Overall, this charming and modern home offers a superb balance of style, practicality, and location. Internal viewing advised.



Approx Gross Internal Area
61 sq m / 660 sq ft



Ground Floor
Approx 30 sq m / 327 sq ft

First Floor
Approx 31 sq m / 333 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: B

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that predicted mobile performance is as follows: EE 81% / THREE 80% / VODAPHONE 71% / O2 62%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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