



Wheatlands Road, Paignton, TQ4 5HU

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## £195,000 Leasehold



Situated in a quiet and convenient residential location, this **appealing FIRST FLOOR TWO BEDROOM FLAT** enjoys wonderful open outlooks and distant sea views, making it an excellent opportunity for first-time buyers, downsizers or those seeking a coastal home. Accessed via an elevated walkway, the property combines practical accommodation with the added benefits of a **PRIVATE PARKING** space and a **SINGLE GARAGE** with power.

This property is particularly well positioned with Paignton town centre located roughly one mile away, with a bus service passing by on Penwill Way. The beautiful Goodrington Beach and Youngs Park is just down the road and a local supermarket is less than a mile away.

Upon entering, you are welcomed into the entrance hall, which provides useful space for coats and shoes and access to the bathroom. The bathroom is fitted with a bath and shower over, complemented by a tiled surround, a wash basin set within a gloss white vanity unit and an integrated WC. A window provides natural light, while a heated towel rail adds a practical finishing touch.

The entrance hall opens into the spacious lounge/dining room, a particularly appealing feature of the property. Enjoying a double-aspect arrangement, this bright and airy room benefits from open views to the rear and offers ample space for both comfortable lounge furniture and a dining table, creating a versatile setting for everyday living and entertaining.

A doorway leads through to the modern kitchen, fitted with sleek gloss white units and attractive wood-effect worktops. A window enjoys an open outlook, while the layout provides space for a range of freestanding appliances, including a cooker, fridge freezer and washing machine.

Returning to the lounge/dining room, the inner hall provides access to both bedrooms and benefits from a large storage cupboard housing the Glow-worm gas combination boiler

Bedroom one is an attractive room, enjoying the best views in the property, with an open outlook and distant sea views, along with a useful fitted wardrobe. helping to maximise the room's practical layout. Bedroom two is positioned to the front of the property and offers flexibility for use as a guest bedroom, home office or hobby room, again benefitting from built in wardrobes.

Externally, the property benefits from a private parking space situated directly in front of a single garage, which has the added advantage of power. Combining attractive views, well-arranged accommodation and valuable private parking and garage facilities, this first-floor flat represents a fantastic opportunity to enjoy comfortable living in a coastal setting.

### LEASE DETAILS

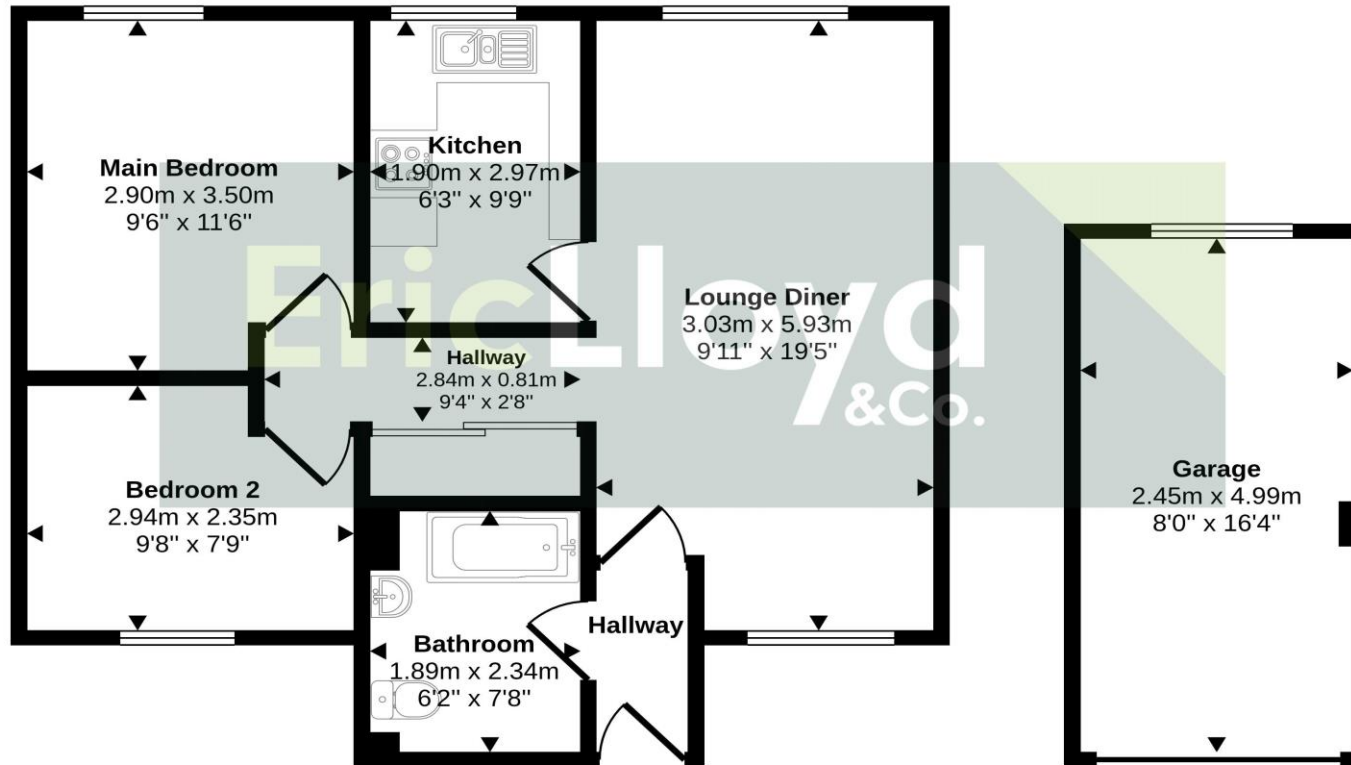
The property is held on a 189 year lease from March 1986  
Maintenance is split between the four flats in the block on an as and when needed basis.

Annual ground rent £120.

Long term letting is allowed. Pets are also allowed.



Approx Gross Internal Area  
64 sq m / 690 sq ft



### Floorplan

Approx 52 sq m / 559 sq ft

### Garage

Approx 12 sq m / 132 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: C

COUNCIL TAX BAND: B

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates that broadband and mobile phone reception is available at this address.

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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