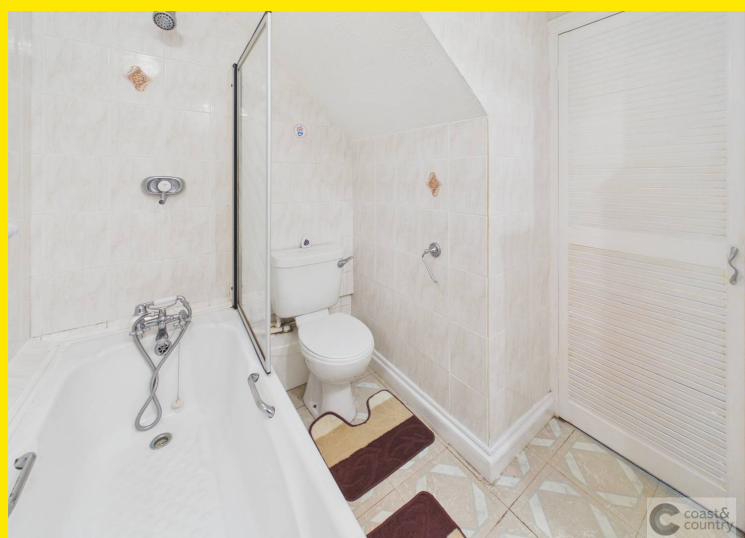




9B Courtland Road, Paignton

£180,000 Leasehold

Virtual Walk-Through Available • No Upward Chain • Sitting Room • Kitchen/Diner • Shared Front Garden • Two Double Bedrooms • En-Suite WC • Bathroom • Convenient Location • Level Access To Town Centre & Sea Front





The property is situated in an exceptionally convenient position on the sought-after Courtland Road in Paignton, boasting a completely flat, level walk to the area's best amenities. A short, easy stroll takes you straight into the town centre, local shops, and mainline transport links. The peaceful grounds of Oldway Mansion and the open greenery of Victoria Park are practically on your doorstep, with a flat path leading you directly past the park to the iconic Paignton Seafront, Pier, and sandy promenade. This effortless, level access to the beach, parks, and town centre makes it an ideal spot for first-time buyers, professionals, or investors alike.

Accommodation

Set over two floors, the accommodation begins on the ground floor with a shared entrance porch leading into a generous, light-filled sitting room complete with large front-facing double-glazed windows. A doorway opens into a spacious kitchen diner, well-equipped with a comprehensive range of wall and base units, an integrated gas hob, directional spotlights, and ample space for freestanding appliances. Positioned off the kitchen is a modern three-piece family bathroom suite featuring a panelled bath with a glass screen, a low-level WC, and excellent built-in storage cupboards.

From the main living area, stairs descend to the lower ground floor which houses two well-proportioned double bedrooms. The principal bedroom enjoys a peaceful rear aspect, an en-suite cloakroom with a WC and wash hand basin. The second double bedroom is positioned to the front and offers flexible space, perfectly suited for guests or a home office.

Outside

To the front of the property, a shared paved patio area provides a pleasant, private spot for outdoor seating and container gardening. Steps lead from the patio to the communal front door.

Parking

To the rear of the property is a low-maintenance, gravelled courtyard area that provides dedicated, off-road parking for one vehicle.

Agent's Notes - Vendor has advised of the following-

Council Tax: Currently Band B

Tenure: Leasehold and share of freehold

Lease length: 962 years remaining

Maintenance: Split between the three flats on an as and when basis. The front garden maintenance and use is shared with the first-floor maisonette.

Ground rent: None

BTL allowed

Mains water. Mains drainage. Mains gas. Mains electricity.

EPC Energy Efficiency Rating: D



Approximate total area

834 ft²

77.5 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Lower Ground Floor

GIRAFFE360



Ground Floor

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.