



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

£480,000

🛏 4 🚿 2 🚗 3



- 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	



OFFICE
 49 Hyde Road, Paignton,
 Devon, TQ4 5BP
 01803 521111 | info@propertyladderdevon.com
 propertyladderdevon.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements