



CHRISTOPHER SCALES
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Wilkins Drive, Paignton

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

£219,950

In a convenient and accessible location the property offers a well presented coach house with the added benefit of a garden, an integral garage and driveway parking.

At the front of the property is a well maintained garden and a pathway leading to the front door. Once inside, an entrance hallway with stairs to the first floor, leads directly to the integral garage which has an up and over door opening on to the driveway, and there is a useful utility room. The main accommodation is on the first floor and comprises a sitting/dining room, kitchen, inner hallway, two double bedrooms and a bathroom/WC. The property is also complimented throughout with UPVC double glazed windows and gas central heating.

Well connected, the location offers easy access to the ring road for the remainder of Torbay and the A380 for Exter/M5. Nearby amenities include a Lidl, Aldi, Sainsburys, Asda, The Range, Pets At Home, Pure Gym, a Macdonalds and Costa. Nearby educational facilities include South Devon College, Paignton Academy, Primary Schools and Churston Grammar.

This property would make a superb first home or buy to let investment and an internal inspection is highly recommended. To arrange a viewing, please quote CS1097 when calling.

THE ACCOMODATION COMPRISES, canopied entrance with light point and door to:

ENTRANCE HALL Light point, stairs with handrail to first floor, radiator with thermostat control, door to:

INTEGRAL GARAGE - 5.54m x 2.87m (18'2" x 9'5") Maximum Measurements. Light point, UPVC obscure glazed window to front, power point, up and over garage door to rear opening onto the driveway, door to:

UTILITY ROOM - 2.59m x 0.89m (8'6" x 2'11") Light point, smoke detector, extractor fan, space and plumbing for washing machine with worktop over, space for tumble dryer, wall mounted boiler, consumer unit.

FIRST FLOOR

SITTING/DINING ROOM - 5.08m x 3.63m (16'8" x 11'11") Light points, UPVC double glazed window to front aspect, radiator, TV connection point, over stairs storage cupboard, door to inner hallway, opening to:

KITCHEN - 3.68m x 1.68m (12'1" x 5'6") Inset spotlights. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, inset spotlights, gas hob with extractor over, wall cabinet, integral fridge and freezer, built-in electric oven, UPVC double glazed window to rear aspect.





INNER HALL - 1.14m x 1.02m (3'9" x 3'4") Light point, doors to:

BEDROOM ONE - 4.24m x 2.57m (13'11" x 8'5") Light point, UPVC double glazed window to front aspect, radiator, fitted double wardrobe.

BEDROOM TWO - 3.12m x 2.82m (10'3" x 9'3") Light point, hatch to loft space, UPVC double glazed window to rear aspect, radiator with thermostat control.

BATHROOM - 2.39m x 1.75m (7'10" x 5'9") Maximum Measurements. Inset spotlights, extractor fan, UPVC obscure glazed window. Comprising panelled bath with shower attachment over, pedestal wash hand basin, WC, part tiled walls, heated towel rail, shaver socket.

OUTSIDE

FRONT - To the front of the property is a well-maintained garden, planted with small trees and shrubs with a paved pathway leading to the front door.

REAR - To the rear of the property is a driveway providing parking and leading to the integral garage.

USEFUL INFORMATION

Tenure – Freehold

Age - To be confirmed

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band C

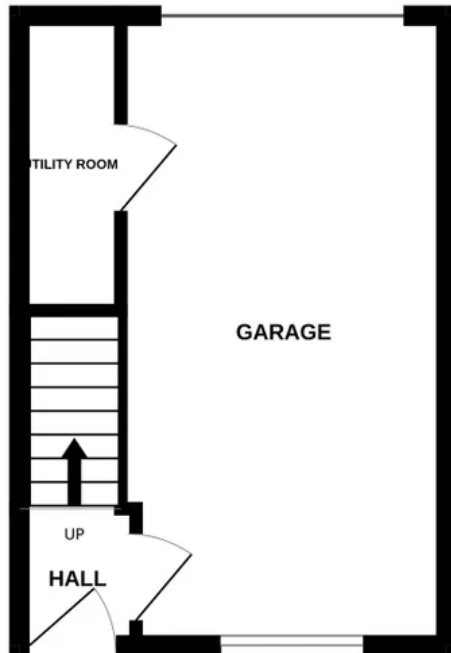
EPC Rating - D/68 potential - B/81

Broadband - To be confirmed

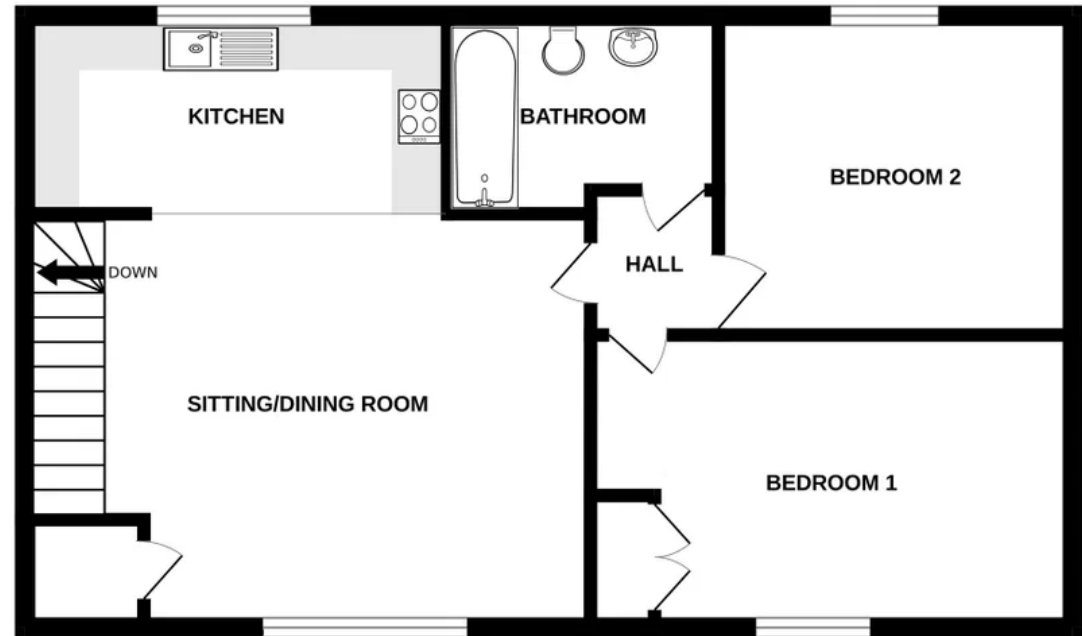
Mobile - To be confirmed



GROUND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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POWERED BY
exp [®] UK

Tel No - 07713352747
Email - christopher.scales@exp.uk.com
Website - christopherscales.exp.uk.com