

CHRISTOPHER SCALES
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Woburn Close, Paignton

Bedrooms: 3 Bathrooms: 1 Receptions: 1

£220,000

In a tucked away cul-de-sac position the property offers a beautifully presented home with accommodation arranged over three floors. To arrange a viewing, when calling please quote CS1097.

Woburn Close is located on the outskirts of Paignton and offers excellent road connections for the remainder of Torbay and the bypass for A380/Exeter/M5 and beyond.

At the front there is parking for two vehicles and a gravelled garden with useful storage shed and enclosed by timber fence. Once inside, the reception hall opens in to the sitting room and in turn the kitchen/diner, from here double doors open on to the landscaped rear garden. On the first floor are three bedrooms and a contemporary bathroom/WC. The property is further complimented throughout with UPVC double glazed windows and gas central heating.

THE ACCOMMODATION COMPRISES,

Canopied entrance with light point and UPVC obscure glazed door to:

ENTRANCE HALL - 1.07m x 1.04m (3'6" x 3'5")

Coved ceiling with light point, stairs to first floor, radiator, door to:

SITTING ROOM- 4.75m x 3.05m (15'7" x 10'0") Maximum Measurement.

Coved ceiling with wall light points, UPVC double glazed window to front aspect, radiator, eye-level TV connection point, under stairs storage cupboard with light point, consumer unit and shelving. Door to:

KITCHEN/DINER - 3.99m x 2.51m (13'1" x 8'3")

Coved ceiling with light points, UPVC double glazed window to rear aspect, radiator, UPVC double doors opening onto the rear garden. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surrounds, wall cabinets, built-in eye-level double electric oven, integral dishwasher, space and plumbing for washing machine, space for tumble dryer, space upright fridge freezer.





LANDING - 2.54m x 1.78m (8'4" x 5'10")

Coved and textured ceiling with directional spotlights, smoke detector, hatch to loft space, cupboard housing the hot water cylinder with slatted shelving over, doors to:

BEDROOM ONE - 3.07m x 2.57m (10'1" x 8'5")

Coved and textured ceiling with light point, UPVC double glazed window to front aspect with open views, radiator, TV connection point, built-in wardrobe with hanging rail, shelving and light point.

BEDROOM TWO - 2.95m x 2.03m (9'8" x 6'8")

Coved and textured ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator.

BEDROOM THREE - 1.98m x 1.78m (6'6" x 5'10")

Coved ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator.

BATHROOM - 1.85m x 1.55m (6'1" x 5'1")

Inset spotlights, extractor fan. Comprising panelled bath with electric shower over, vanity unit with inset wash hand basin, WC, heated towel rail, tiled walls.

OUTSIDE

FRONT - At the front of the property is a low maintenance garden laid to stone chippings with a garden shed and enclosed by timber fence.

REAR - To the rear is a landscaped garden accessed from the kitchen/diner onto an area of slate chippings, three steps then lead to a raised patio area, enclosed by timber fence and with a gated side access.

PARKING - There is off road parking for two cars.

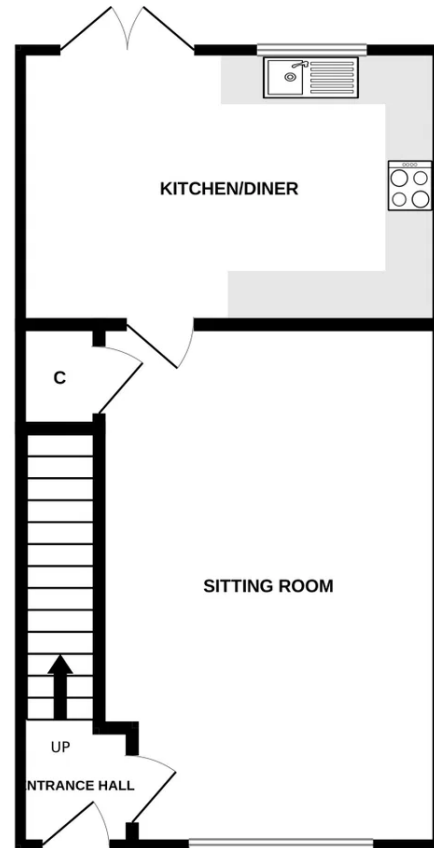
USEFUL INFORMATION

Tenure – Freehold
 Age - To be confirmed
 Heating - Gas central heating
 Drainage - Mains
 Windows - Double glazed
 Council Tax - Tax band C
 EPC Rating - D
 Broadband - To be confirmed
 Mobile - To be confirmed

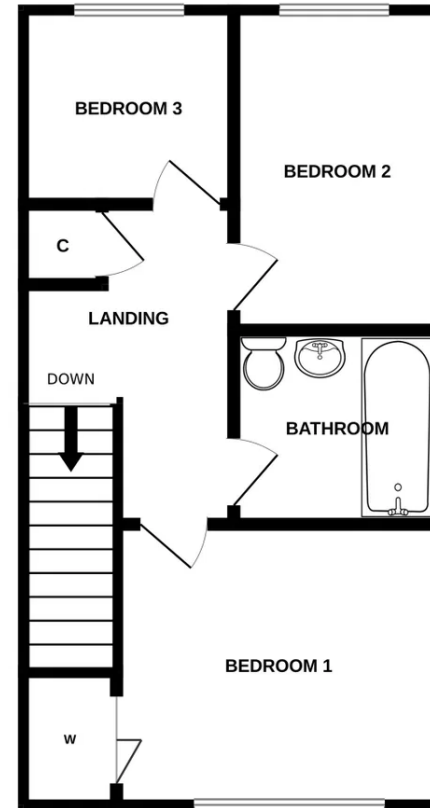




GROUND FLOOR



1ST FLOOR



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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CHRISTOPHER SCALES

POWERED BY
exp®
UK

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