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## Whitebeam Close, Paignton

A two bedroom semi-detached house, situated in convenient location of Paignton within a cul-de-sac, featuring a lounge and kitchen/breakfast room, family bathroom/WC and an enclosed rear garden featuring a sunny aspect. Garage to side. Driveway parking. Offered for sale with no onward chain.

Well presented semi-detached house | Situated in cul-de-sac location | Lounge | Kitchen/Breakfast Room | Two bedrooms | Bathroom/W.C | Driveway Parking | Garage | Enclosed rear garden | Offered for sale with no onward chain |

**£235,000**



# Whitebeam Close, Paignton

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## Situation & Description

Situated on the outskirts of Paignton, being within easy reach of Torbay Ring Road, to nearby towns and cities. There are Primary & Secondary schools close at hand, together with good shopping outlets nearby including Morrisons, Asda, and Sainsburys.

This well presented semi-detached house is now offered for sale with no onward chain, making an ideal first time buy or investment opportunity.

The property consists of a lounge, kitchen/breakfast room with access out to the enclosed rear garden, two bedrooms and the family bathroom/WC.

Outside, there is driveway parking to the side with a pathway to the front door and access to the garage.

The rear garden is enclosed, with side access and courtesy door into the garage.

Council Tax Band: C (Torbay Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Rear Garden

## Please note

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



# Whitebeam Close, Paignton

## Entrance

Front door leading into

## Lounge

Consumer unit, PVCu double glazed window to front, central heating radiator, electric fire, wall mounted to fire surround, power points. Stairs rising to first floor. Opening into

## Kitchen/Breakfast Room

PVCu double glazed window and sliding door leading out to the rear garden. Range of fitted wall and base kitchen units with integrated oven and four ring gas hob and space for other appliances, extractor over, gas boiler to wall, power points.

## First Floor Landing

Power points, access to loft, internal Oak doors leading into bedroom one.

## Bedroom 1

PVCu double glazed window to rear, central heating radiator and power points.

## Bedroom 2

PVCu double glazed window to front, central heating radiator, power points.

## Bathroom/W.C

Pedestal wash hand basin, panelled bath with mains shower over, WC and PVCu double glazed obscure window and built in cupboard with stacked shelving and space for storage.

## Outside to Front

A lovely approach with driveway and lawned area, leading to the front and giving access to the garage.

## Outside to Rear

Garden enclosed with patio area and lawn area featuring a sunny aspect, inset shrubs and bushes.

## Garage

Pitch roof with space for storage, tap, power and light, courtesy door leading into the garden, manual up and over door. Plumbing for washing machine.

## Tenure - Freehold

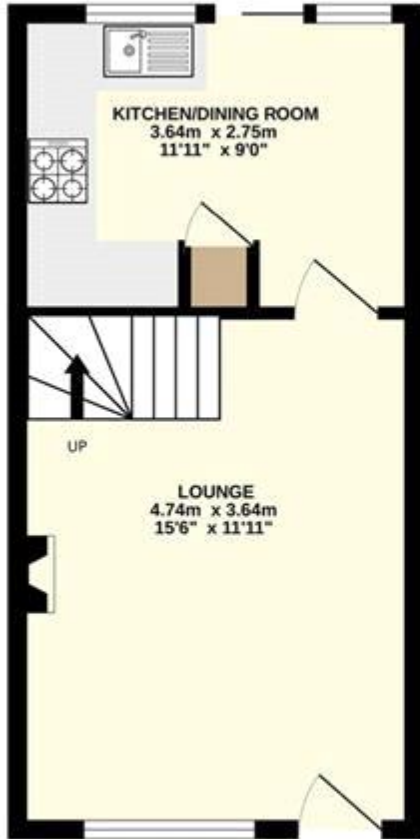
Council Tax Band: C (Torbay Council)



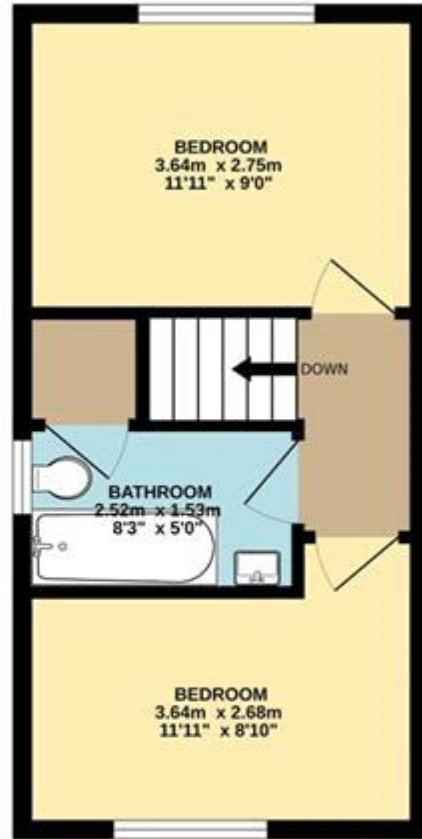


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GROUND FLOOR  
27.1 sq.m. (291 sq.ft.) approx.



1ST FLOOR  
27.2 sq.m. (293 sq.ft.) approx.



TOTAL FLOOR AREA: 54.3 sq.m. (584 sq.ft.) approx.

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 67                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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