



23 Woodland Park
Paignton TQ3 2ST
£205,000

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Winfields
Sales & Lettings

- Spacious First Floor Flat
- Large Lounge/Diner
- Two Double Bedrooms
- En Suite Shower Room
- Gas Central Heating
- Double Glazed
- Short Distance to Paignton Town Centre
- Modern Kitchen with Appliances
- Family Bathroom
- Allocated Parking

LOUNGE/DINER

14'1" x 20'9"

BEDROOM ONE

14'0" x 10'3"

Double bedroom with built in wardrobes

BEDROOM TWO

11'11" x 8'11"

Double bedroom with built in wardrobes and drawers

KITCHEN

8'1" x 14'5"

Modern kitchen with integrated dishwasher, washer/dryer, fridge/freezer, electric oven and gas hob.

EN SUITE

3'10" x 4'4"

Modern shower room/wc

BATHROOM/WC

6'11" x 5'7"

Modern family bathroom suite with bath, WC and toilet



FLOOR PLAN & E.P.C.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC 



Winfields

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