



## Palm Tree View | Goodrington | Paignton | TQ4 7FB

A substantially sized four bedroom detached home located in a quiet cul-de-sac in Goodrington, Paignton. The property boasts exceptional sea views across the bay. Internally, the property comprises a large open plan kitchen/diner/lounge, a further substantially sized family room, a WC, four double bedrooms, master en-suite, a family bathroom, an integral garage, off road parking and a well thought out yet easy to maintain rear garden. Internal viewings are highly recommended.

Guide Price £475,000-  
£500,000

- SUNSTANTIAL DETACHED HOME
- FOUR DOUBLE BEDROOMS
- GARAGE
- QUIET CUL-DE-SAC LOCATION
- EXCEPTIONAL SEA VIEWS
- LARGE ACCOMMODATION

## ENTRANCE HALL

A composite front door leading into the entrance hall. Internet point, overhead lighting, smoke detector. Doors leading into the adjoining tooms and garage. Gas central heating radiator.

## KITCHEN - 5.1m x 3.92m (16'8" x 12'10")

A modern family kitchen with a range of white high gloss overhead, base and drawer units, wood work surfaces over. A 1 1/2 bowl stainless steel sink and drainer unit with mixer tap over. A variety of built in appliances from an electric oven with grill integrated, a 4 ring gas hob with extractor hood over, and a built in fridge and freezer. Breakfast bar seating. Double aspect UPVC double glazed windows.

## FAMILY AREA/DINER - 8.63m x 4.75m (28'3" x 15'7")

A large open plan space adjoining the kitchen. Space for a variety of furniture. A deep understairs storage cupboard. Exceptional sea views across the entire bay. Bifolding doors leading out a large balcony overlooking the bay. UPVC double glazed windows, gas central heating radiator.

## STAIRS LEADING DOWN TO:-

## FAMILY ROOM - 7m x 4.11m (22'11" x 13'5")

An exceptionally sized room perfect as an additional lounge/games room. Bifolding doors leading out to a secluded balcony. Further UPVC double glazed windows, two gas central heating radiators and a large understairs storage cupboard.

## FIRST FLOOR

## BEDROOM ONE - 4.27m x 3.82m (14'0" x 12'6")

A generously sized master bedroom to the rear aspect of the home with incredible sea views. Space for a variety of furniture. Gas central heating radiator. Thermostat heating control. Door leading into:-

## EN-SUITE

A modern three piece suite comprising of a low level flush WC, a wall mounted wash hand basin and a walk in double shower. Complimentary tiled walls. A white heated towel rail, shaver points and a UPVC double glazed frosted window.

## BEDROOM TWO - 4.18m x 3m (13'8" x 9'10")

A sizeable double bedroom to the front aspect of the property. UPVC double glazed window and gas central heating radiator.

## BEDROOM THREE - 4.52m x 2.99m (14'9" x 9'9")

A surprisingly large third bedroom again with wonderful sea views. UPVC double glazed window and gas central heating radiator.

## BEDROOM FOUR - 3.1m x 2.7m (10'2" x 8'10")

Another double bedroom to the front aspect of the home. UPVC double glazed window. Gas central heating radiator.

## BATHROOM

A modern family bathroom with a three piece suite comprising of a low level flush WC, a wall mounted wash hand basin and a panelled bath tub with shower attachments over. Complimentary tiled walls, shaver points, a white heated towel rail and a UPVC double glazed frosted window.

## OUTSIDE

Driveway parking for two vehicles.

## GARAGE - 6.5m x 2.7m (21'3" x 8'10")

An integral garage accessed by both inside the property and outside. An electric up and over door. Power and lighting, plumbing and space for a washing machine and tumble dryer. Boiler.

## REAR GARDEN

A sizeable balcony accessed off of the kitchen/family room. A large patio area accessed off the lower ground family room, steps then lead down to a turfed side and rear garden.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.



### Address

Palm Tree View, Goodrington, Paignton, TQ4 7FB

### EPC

83 B

### Tenure

Freehold

### Council Tax Band

E