



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

A four bedroom detached house in Palm Tree View, Goodrington, Paignton offered for sale with no onward chain. A wonderful family home with four double bedrooms and breathtaking sea views of the whole of Torbay which can be appreciated from every floor of the property including the balconies. The property is conveniently located within a stones throw of the local beaches including Goodrington and an array of local shops and eateries. Churston Grammar, South Devon College and a number of highly regarded Primary schools are within walking distance. The property is located in a quiet cul-de-sac. Internally, the property comprises a large open plan kitchen/diner/lounge, a further substantially sized family room, cloakroom, four double bedrooms, master en-suite, a family bathroom and integral garage. There is off road parking and a well thought out yet easy to maintain rear garden. Internal viewings are highly recommended.

## Asking Price Of £485,000

- SUBSTANTIAL DETACHED HOME
- FOUR DOUBLE BEDROOMS
- GARAGE
- PRIVATE AND NOT OVERLOOKED
- EXCEPTIONAL SEA VIEWS
- LARGE FAMILY ACCOMMODATION

**ENTRANCE HALL** A composite front door leading into the entrance hall. Internet point, overhead lighting, smoke detector. Integral garage door. Gas central heating radiator.

**CLOAKROOM** Comprising sink unit, low level WC and uPVC double glazing.

**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 effect work surfaces . 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. Wood effect flooring.

**LOUNGE/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. Wood effect flooring.

**STAIRS LEADING DOWN TO:-**

**FAMILY ROOM/SECOND LOUNGE** - 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 an close coupled 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. Exceptional sea views.

**BEDROOM THREE** - 4.52m x 2.99m (14'9" x 9'9") A surprisingly large third bedroom. 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 lounge. A large patio area accessed off the lower ground family room, steps then lead down to a turfed rear garden with decking and sun room.

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