



Grange Road | Paignton | TQ4 7JL

Asking Price Of £179,950

A two bedroom fully residential park home situated on the extremely desirable site of Fairlawns in Goodrington only seven years old. The property itself offers a spacious living room/diner, a modern kitchen, two bedrooms, a sizeable and contemporary bathroom, outside space and off road parking. The property is within easy reach of Goodrington shops, Goodrington sands beach, bus stops, supermarkets, doctors, pharmacies and more. No onward chain!

- OFF ROAD PARKING
- MODERN THROUGHOUT
- CLOSE PROXIMITY TO GOODRINGTON BEACH AND SHOPS
- OUTSIDE SPACE
- TWO BEDROOMS
- QUIET AND SMALL SITE
- OVER 55'S

LIVING ROOM/DINER - 5.9m x 3.2m (19'4" x 10'5") A uPVC double glazed front door opening into a beautifully bright and spacious living room/diner with space for an abundance of furniture. A feature electric fireplace, tv and internet point, wonderfully vaulted ceilings, double aspect uPVC double glazed windows and two gas central heated radiators.

KITCHEN - 3.51m x 2.5m (11'6" x 8'2") A modern fitted kitchen boasting a range of overhead, base and drawer high gloss units with roll edged work surfaces above. A 1 1/2 bowl porcelain sink and drainer unit with mixer tap above. An electric single oven and four ring induction hob with extractor hood above, a range of integrated appliances such as fridge freezer, dishwasher and washing machine. Complimentary tile backsplash, uPVC double glazed window and a uPVC double glazed door leading out to the wrap around courtyard gardens.

BEDROOM ONE - 2.81m x 2.59m (9'2" x 8'5") A sizeable double bedroom to the rear aspect of the property. Built in wardrobes, uPVC double glazed window and a gas central heated radiator.



BEDROOM TWO - 2.16m x 1.91m (7'1" x 6'3") A great sized single bedroom that could alternatively be utilised as an office/study/dressing room etc. uPVC double glazed windows and a gas central heated radiator.

BATHROOM A generously sized family bathroom comprising a three piece suite of a low level flush WC, a vanity wash hand basin and a panelled bath unit with shower attachments above and a protective glass shower screen. Complimentary tiled walls, extractor fan, a uPVC obscure double glazed window and a gas central heated radiator.

OUTSIDE Wrap around south and east facing courtyard gardens predominantly laid to concrete for ease of maintenance perfect for outdoor dining with a variety of plants in raised flower bed borders and a mature hedge row.

PARKING Off road parking.

MATERIAL INFORMATION Tenure: Leasehold. Lifetime lease. Ground Rent is £176.96 a year.

Address 'Grange Road, Paignton, TQ4 7JL'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating 'TBC'

Contact Details

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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.