



Grange Road | Paignton | TQ4 7JN

Asking Price Of £530,000

A truly stunning architect designed six bedroom house, situated in the highly favoured area of Goodrington, close to beach and local shops. The property has been maintained to a high standard and offers exceptional accommodation both with reception rooms and bedroom accommodation. Outside are private highly enclosed gardens and driveway with further parking and garage. Viewing is recommended.

- STUNNING SIX BEDROOM HOUSE
- FAVOURED LOCATION AND A SHORT WALK TO BEACH
- GOOD CONDITION
- DRIVEWAY AND FURTHER PARKING TO GARAGE
- INTERNAL VIEWING IS HIGHLY RECOMMENDED

HALLWAY Double glazed front door. Oak flooring. Radiator. Central heating control. Alarm panel.

LOUNGE 20' 4" x 11' 5" (6.2m x 3.5m) A good sized room enjoying double glazed window to the front with double glazed French doors leading onto the rear garden. There is a decorative polished marble fireplace with inset pebble effect gas fire. Tv point. Two radiators. Double doors that open to the kitchen. Wall light points.

KITCHEN/BREAKFAST ROOM 18' 0" x 10' 2" (5.5m x 3.1m) A large family room fitted with a variety of wood effect wall and base units with beech black effect work surface over. Built in appliances including Belling double oven with five burner gas hob and cooker hood over, washing machine and dish washer. Space for fridge freezer. Double glazed window to the rear garden. Oak flooring. Radiator. Double glazed door to rear garden. Counter top lighting.

DINING ROOM 10' 5" x 9' 2" (3.2m x 2.8m) Suitable for a six seater table with double glazed window to the front.

DOWNSTAIRS WC Close coupled WC and wash hand basin with tiled splash back. Radiator. Tiled floor. Double glazed window.

STAIRS TO:-

FIRST FLOOR LANDING A spacious landing with two double glazed windows overlooking the rear garden. Radiator.

BEDROOM ONE 12' 1" x 11' 5" (3.7m x 3.5m) A double room with double glazed window to rear garden and radiator. Two wall light points. Two steps lead to a:-

DRESSING ROOM 9' 6" x 8' 10" (2.9m x 2.7m) Fitted with a range of built in wardrobes. Double glazed Velux window. Airing cupboard housing hot water tank. Door to:-

ENSUITE SHOWER ROOM Shower cubicle with Unichrome shower unit with oversized shower head and body jets. Close coupled WC. Pedestal wash hand basin with mixer tap. Tiled floor. Double glazed window. Access to loft. Radiator.

BEDROOM FOUR 10' 9" x 8' 10" (3.3m x 2.7m) A double room with double glazed window to rear and radiator. Range of built in furniture.

BEDROOM FIVE 10' 9" x 10' 5" (3.3m x 3.2m) Another double room with double glazed window to the front. Radiator. Tv point.



BEDROOM SIX 11' 5" x 7' 6" (3.5m x 2.3m) A smaller double with double glazed window to front. Radiator. Tv point.

MAIN BATHROOM A white suite comprising bath with shower attachment. Close coupled WC. Pedestal wash hand basin. Tiled walls. Shaver point. Radiator. Double glazed window.

STAIRS TO SECOND FLOOR LANDING:- Two double glazed windows to the rear. Radiator.

BEDROOM TWO 20' 4" x 11' 5" (6.2m x 3.5m) A large double room with sloped ceiling and double glazed window to the front with garden outlook. Double glazed Velux window for extra light/ventilation. Loft hatch. TV and phone point. Radiator.

BEDROOM THREE 20' 4" x 10' 5" (6.2m x 3.2m) A similar style room to bedroom two again with open outlook.

SHOWER ROOM Fitted with a shower cubicle having a Unichrome shower unit with oversized shower head and body jets. Close coupled WC. Pedestal wash hand basin. Tiled floor. Radiator. Double glazed window.

FRONT There is a pleasant lawn garden with railings and inset trees.

PARKING A brick paved drive allows space for approximately 1/2 cars and leads to:-

GARAGE 18' 8" x 11' 1" (5.7m x 3.4m) Irregular shape room An integrated garage with remote controlled roller door with power and lighting. Baxi gas boiler for hot water and central heating. Fuse box. Double glazed courtesy door to rear garden.

REAR There is an enclosed lawn garden with variety of maturing inset trees and shrubs, creating a pleasant environment with a good degree of privacy. patio area ideal for dining al fresco.

Address 'Grange Road, Paignton, TQ4  
7JN'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '72 | C'

## Contact Details

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