



## Youngs Park Road | Goodrington | Paignton | TQ4 6BU

A fantastic four bedroom detached family home positioned only a few minutes walk of Goodrington Sands Beach and Youngs park. The town centre is also within a short walk. To the ground floor is a spacious open plan lounge/kitchen/diner with a large double bedroom en-suite and utility room. Upstairs are three further spacious double bedrooms (one having an en-suite) plus a family bathroom. There is the added benefit of double glazing and central heating. Outside is parking for approximately two cars plus an enclosed courtyard patio garden. An early viewing is highly recommended for this superb beach house.

## Offers In Excess Of £465,000

- DETACHED HOUSE
- 4 BEDROOMS
- CLOSE TO BEACH
- VERY SPACIOUS ACCOMIDATION
- CENTRAL HEATING & DOUBLE GLAZING



HALLWAY Double glazed front door. Under stairs storage recess. Radiator.

OPEN PLAN LOUNGE/KITCHEN/DINER 26' 10" x 17' 4" (8.2m x 5.3m) A fantastic family room which is bright and spacious having four double glazed windows to three elevations and French door to the outside. The lounge area has a TV point and radiator and ample space for a three piece suite. The kitchen is well appointed offering a range of contemporary wall and base units with a range of built in appliances including a five burner stainless steel gas hob with cooker hood over, double oven/grill and built in dishwasher. A bespoke island unit provides additional storage and has a large granite slab work top. Beside this is a space enough for a 4-6 seater table. The room is tastefully finished with grey wood effect flooring and neutral colour scheme.

UTILITY ROOM Fitted with base units, work surface and stainless steel sink unit. Plumbing for washing machine. Gas boiler and hot water tank. Fuse box. Dual controlled central heating with separate programmes for upstairs and downstairs.

BEDROOM ONE 19' 8" x 17' 8" (6.0m x 5.4m) A very large double room with triple aspect double glazed window and radiator. TV point. Door to:-

EN SUITE SHOWER ROOM Fitted with a modern white suite comprising shower cubicle with glass doors and mains shower. Pedestal wash hand basin and close coupled W/C. Ladder radiator. Part tiled walls. Double glazed window.

FIRST FLOOR LANDING With turned wood banisters. Dual aspect double glazed windows. Loft access.

BEDROOM TWO 14' 9" x 12' 5" (4.5m x 3.8m) Another spacious double room with dual aspect double glazed window and an open



outlook over the Dart Valley Steam railway line. TV point. Radiator. Door to:-

EN SUITE SHOWER ROOM Fitted with a modern suite comprising shower cubicle with glass doors and mains shower. Pedestal wash hand basin and close coupled W/C. Ladder radiator. Double glazed window. Part tiled walls.

BEDROOM THREE 17' 4" x 13' 5" (5.3m x 4.1m) Again a large double with dual aspect double glazed windows and views similar to bedroom two. Radiator. TV point.

BEDROOM FOUR 17' 4" x 13' 1" (5.3m x 4.0m) Another double room with dual aspect double glazed window radiator and TV point.

BATHROOM The main bathroom has a modern white suite comprising P shaped bath with mains shower over. Pedestal wash hand basin and close coupled W/C. Ladder radiator. Part tiled walls. Double glazed window.

OUTSIDE The home sits neatly on its plot enjoying a sunny aspect with an enclosed patio area and picket fencing. There are footpaths to either side of the house.

PARKING A gravelled drive allows parking for approximately 2 cars and has a local sandstone wall with raised flower bed with inset shrubs.

AGENTS NOTES The property will make an ideal holiday let being so close to the beach. It could also be used for two families with only the need for kitchen facilities upstairs if desired. The current owners use one of the bedrooms as a separate lounge area.

## Address

50 Youngs Park Road  
Paignton  
TQ4 6BU

## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.