



Brantwood Drive | Paignton | TQ4 5HY

A beautifully presented and renovated four bedroom detached family home positioned in the desirable location of Goodrington, Paignton. The home offered bundles of space and comprises of a wide and welcoming entrance hallway, a spacious and modern kitchen/diner, utility room, a large living room, four sizeable bedrooms, two contemporary shower rooms, landscaped and sunny rear and front gardens, ample off road parking and garage. The property is situated in a perfect spot just moments from Clennon Valley fields, Goodrington sands beach, supermarkets, schools, bus links and more. The property is being offered with no onward chain!

Offers Over £400,000

- BEAUTIFULLY PRESENTED AND MODERN THROUGH OUT
- TWO CONTEMPORARY SHOWER ROOMS
- GARAGE AND AMPLE OFF ROAD PARKING
- LANDSCAPED REAR GARDENS
- SOUGHT AFTER GOODRINGTON LOCATION
- NO CHAIN!

ENTRANCE A composite double glazed front door opening into an incredibly wide and welcoming entrance hallway with solid oak doors leading to the adjoining rooms, a uPVC double glazed window overlooking Clennon valley, overhead spotlighting and a gas central heated radiator.

KITCHEN/DINER - 5.7m x 4.35m (18'8" x 14'3") A beautifully modern and spacious kitchen/diner boasting a range of overhead, base and drawer high gloss units with wood effect work surfaces above. A 1 1/2 bowl porcelain sink and drainer unit with mixer tap above. A range of integrated appliances such as stoves electric range cooker with grill integrated, a five ring induction hob with extractor hood above, an integrated fridge freezer and dishwasher also. Space for a 8 seater dining table. Overhead spotlighting, uPVC double glazed windows and uPVC double glazed French doors opening out onto the sunny rear gardens. Gas central heated radiator, stairs rising to the first floor and a solid oak door leading into

UTILITY Space and plumbing for a washing machine and tumble dryer with wood effect work surfaces above. Fitted shelving ideal for storage and a glow work combination boiler.

LIVING ROOM - 5.72m x 3.8m (18'9" x 12'5") An incredibly large and light filled living room boasting space for an abundance of furniture. Tv and internet points, uPVC double glazed windows overlooking Clennon fields and a gas central heated radiator.

BEDROOM FOUR - 3.18m x 3.17m (10'5" x 10'4") A brilliantly sized fourth double bedroom located on the ground floor of the property that could also easily be utilised as an office/study/playroom/hobby room etc. uPVC double glazed window overlooking the picturesque rear gardens and a gas central heated radiator.

SHOWER ROOM A beautifully contemporary shower room on the ground floor of the property boasting a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in corner shower unit. Complimentary tiled walls, a LED mirror and a black heated towel rail, overhead spotlighting and a uPVC obscure double glazed window.

Address 'Brantwood Drive, Paignton, TQ4 5HY'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '61 | D'

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FIRST FLOOR

BEDROOM ONE - 3.77m x 3.09m (12'4" x 10'1") An exceptionally large master bedroom to the front aspect of the property with space for a vast amount of furniture. Built in sharps wardrobes with ample hanging and drawer space. A stunning outlook across Clennon fields and across to Berry Head, Brixham. uPVC double glazed windows and a gas central heated radiator.

BEDROOM TWO - 3.04m x 2.92m (9'11" x 9'6") A further generously sized double bedroom overlooking the well maintained rear gardens. A deep built in alcove ideal for wardrobes, uPVC double glazed windows and a gas central heated radiator.

BEDROOM THREE - 2.74m x 2.51m (8'11" x 8'2") A sizeable third double bedroom again to the front aspect of the property with a stunning outlook. uPVC double glazed window and a gas central heated radiator.

SHOWER ROOM A luxurious and contemporary family shower room comprising a three piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below and a walk in triple shower unit. Complimentary tiled walls, a black heated towel rail, uPVC obscure double glazed windows and a Bluetooth LED mirror.

OUTSIDE A sunny rear garden that has been thoughtfully landscaped by the current owners for ease of maintenance as well as being able to follow the sun throughout the day and evening. The garden boasts a sizeable patio area off of the kitchen/diner perfect for alfresco dining and entertaining. Steps then lead to the second tier that comprises a great sized composite decking area perfect enjoying the sun throughout the entire day and evening as well as a pebble stoned section. The final few steps then lead you up to a lawned section. The gardens are full enclosed, have a wide variety of colourful and picturesque shrubs and plants, water tap and electrical points.

GARAGE Electric roller door opens into a large garage with overhead lighting and electrical points and a mezzanine for further storage options.

FRONT Off road parking for 3/4 vehicles and a landscaped and easy to maintain side front garden laid with pebble stones and a variety of plants and shrubs.

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.