



Goodrington Road | Goodrington | Paignton | TQ4 7LG

Price Of £425,000

A delightful 4/5 bedroom Dormer bungalow, situated in a highly favoured residential area within a short walk of Goodrington Beach and enjoying stunning sea views. The property has been in the same family for 50 years and has been well maintained albeit requiring some updating. On a delightful plot with good sized gardens and three parking spaces to garage. No forward chain.

- 4/5 BEDROOM DETACHED
- TRULY STUNNING SEA VIEWS
- FAVOURED LOCATION
- GOOD SIZED GARDENS
- THREE PARKING SPACES TO GARAGE
- USEFUL BASEMENT ROOM

uPVC double glazed front door to:-

HALLWAY Airing cupboard. Central heating radiator.

LOUNGE - 4.3m x 3.8m (14'1" x 12'5") Picture uPVC window with stunning sea views. Central heating radiator. uPVC double glazed window opening onto:-

BALCONY Wrought iron balcony taking in stunning sea and country views.

KITCHEN/BREAKFAST ROOM - 4.3m x 4.1m (14'1" x 13'5") Extensive range of fitted wall and base units comprising 1.5 bowl sink with cupboards below; adjoining work tops with cupboards and drawers below. Built in hob and eye level double oven. Concealed extractor fan. Stunning sea views across the bay.

BREAKFAST AREA Double central heating radiator. uPVC double glazing. Half glazed door to:-

SIDE ENTRANCE PORCH uPVC double glazed door to side.

BEDROOM ONE - 4.6m x 3.4m (15'1" x 11'1") uPVC double glazing. Double aspect. Range of fitted bedroom furniture with double wardrobes, dresser and chest of drawers. Central heating radiator.

BEDROOM TWO/DINING ROOM - 3.6m x 3.4m (11'9" x 11'1") Central heating radiator. uPVC double glazing. Currently laid out as a dining room.

BATHROOM Comprising panelled bath with shower attachment. Pedestal wash hand basin. Fully tiled. uPVC double glazing and central heating radiator.

Address 'Goodrington Road,
Goodrington, Paignton, TQ4 7LG'

Tenure 'Freehold'

Council Tax Band 'F'

EPC Rating 'TBC'

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SEPARATE WC Low level WC. uPVC double glazing.

STUDY/SNUG - 3.2m x 2.8m (10'5" x 9'2") Stunning sea views. Central heating radiator. uPVC double glazing. Staircase to:-

FIRST FLOOR

LANDING Central heating radiator.

BEDROOM THREE - 3.9m x 3.4m (12'9" x 11'1") Breath taking sea views across the bay. uPVC double glazing. Central heating radiator.

BEDROOM FOUR - 3.7m x 3.4m (12'1" x 11'1") Truly stunning sea views. Central heating radiator. uPVC glazed.

BEDROOM FIVE/STUDY - 4.8m x 1.9m (15'8" x 6'2") uPVC double glazing. Breath taking sea views. Central heating radiator. Eaves storage.

SHOWER ROOM Shower cubicle with electric shower, vanity basin and bathroom cupboards. Close coupled WC. uPVC double glazing. Mostly tiled. Chrome heated towel rail.

OUTSIDE Driveway with parking for three cars onto:-

GARAGE - 5m x 2.7m (16'4" x 8'10") Electric up and over door. Tap.

BASEMENT/WORKSHOP - 3m x 3m (9'10" x 9'10") BASEMENT/WORKSHOP Outside access. Power and lighting. Further storage, gas boiler for central heating and domestic hot water. Garden store.

FRONT GARDEN Lawned garden and patio area.

REAR GARDEN Level lawned and patio garden area nicely enclosed and sunny taking in delightful sea views. Side access to both sides.

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.