



Grange Heights | Paignton | TQ4 7JQ

Asking Price Of £260,000

A three bedroom semi detached house situated in the extremely desirable location of Goodrington, Paignton. The property offers a vast amount of space and comprises of an inner porch way, a welcoming entrance hallway, a large living room, a cloakroom, a spacious kitchen/diner, three double bedrooms, two bathrooms, a games room, off road parking and rear gardens. The home offers the most breathtaking sea views across the bay and is within easy reach of primary and secondary schools, south Devon college, an array of supermarkets, local shops, bus links and much more.

- SPECTACULAR SEA VIEWS
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- THREE DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES

ENTRANCE A uPVC double glazed front door opening into the inner porch way with a secondary door leading into:-

ENTRANCE HALLWAY A welcoming inner hallway with doors leading through to the living space and cloakroom. Overhead lighting and a gas central heated radiator.

LIVING ROOM - 4.94m x 4.25m (16'2" x 13'11") A wonderfully large and light filled living room offering space for ample furniture. Breathtaking sea views across the bay, stairs rising to the first floor, uPVC double glazed window and two vertical radiators.

BEDROOM THREE - 4.85m x 2.4m (15'10" x 7'10") A sizeable third double bedroom on the entry level of the property with space for ample furniture. uPVC double glazed window overlooking the front aspect of the property and a gas central heated radiator.

LOWER GROUND FLOOR

KITCHEN/DINER - 4.24m x 4m (13'10" x 13'1") A spacious kitchen/diner boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric range style cooker with a 6 ring gas hob and extractor hood above. An integrated dishwasher and microwave, as well as space and plumbing for a fridge freezer, and two further under counter appliances. Space for a 6 seater dining table, uPVC double glazed window with an incredible sea view and a uPVC double glazed door leading out to the gardens.

Address 'Grange Heights, Paignton, TQ4 7JQ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '69 | C'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561



MOVIE ROOM - 4.86m x 2.38m (15'11" x 7'9") A great sized area that is currently being utilised as a games/movie room. Wall mounted lighting and a gas central heated radiator.

BATHROOM A four piece suite comprising of a low level flush WC, a pedestal wash hand basin, a corner bath unit and a corner shower unit. Tiled walls and flooring, uPVC obscure double glazed window and a white heated towel rail.

UTILITY AREA Space and plumbing for a washing machine and dryer.

FIRST FLOOR

BEDROOM ONE - 4.24m x 4.07m (13'10" x 13'4") A spectacularly large master bedroom with the most phenomenal sea views across the bay. uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 4.24m x 3.26m (13'10" x 10'8") A further exceptionally sized double bedroom this time to the front aspect of the property. uPVC double glazed window and a gas central heated radiator.

BATHROOM A modern and recently fitted bathroom boasting a low level flush WC, a vanity wash hand basin with fitted storage below and a panelled bath unit with shower attachments above and a protective glass shower screen. Complimentary tiled walls, a uPVC obscure double glazed window and a chrome heated towel rail.

OUTSIDE A low maintenance rear gardens that has been designed over 2 levels to enjoy the stunning sea views with a sizeable decking area off of the kitchen/diner perfect for outdoor dining and entertaining with steps then leading down to the second tier where the garden is predominantly laid to patio slabs with a selection of mature plants and shrubs.

PARKING Off road parking for up to 3 vehicles.

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.