



Grange Road | Goodrington | Paignton | TQ4 7JT

Asking Price Of £335,000

A two bedroom semi detached bungalow in this highly sort after area of Goodrington. The property is in exceptional condition presenting like a new home with luxury kitchen and bathroom. Other benefits include new central heating radiators, rewiring and redecorated to a high standard throughout. Viewing is highly recommended.

- TWO BEDROOM SEMI BUNGALOW
- EXCEPTIONAL CONDITION
- VERY DISARABLE LOCATION
- WALK TO BEACH AND LOCAL SHOPS
- INTERNAL VIEWING RECOMMENDED

Front porch with glazed door to:-

**HALLWAY** Wood effect flooring with display shelf. Two full sized storage cupboards.

**LOUNGE** - 17' 10" x 13' 0" (5.44m x 3.96m) maximum. Fire recess. uPVC double glazing, two central heating radiators and wood effect flooring. Open outlook. Double aspect.

**KITCHEN** - 11' 5" x 10' 4" (3.48m x 3.15m) Luxury replaced fitted high gloss units with built in appliances. Eye level double oven and grill. Five ring gas hob with extractor fan. Natural wood work top. uPVC double glazed window and door. Upright central heating radiator. Appliances include fridge, washing machine, dishwasher and freezer.

**DINING ROOM/CONSERVATORY** - 12' 0" x 9' 3" (3.66m x 2.82m) Part uPVC double glazed with patio doors onto gardens. Natural wood effect flooring.

**BEDROOM ONE** - 13' 0" x 11' 10" (3.96m x 3.61m) Range of fitted wardrobes. uPVC double glazed window. Central heating radiator. Wood effect flooring.



**BEDROOM TWO** - 11' 0" x 10' 10" (3.35m x 3.3m) uPVC double glazed window. Central heating radiator. Wood effect flooring.

**BATHROOM** White quality four piece suite comprising panelled bath and shower attachment. Wall hung vanity unit and basin, walk in shower with power shower (rain head) and low level WC. Tiled flooring. Spot lighting. Chrome heated towel rail.

**OUTSIDE**

**GARAGE** - 16' 6" x 8' 3" (5.03m x 2.51m) Metal up and over door.

**GARDEN** Feature gardens both to the front and rear being of a sunny aspect and nicely enclosed.

Address 'Grange Road, Goodrington, Paignton, TQ4 7JT'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

### Contact Details

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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.