



Louville Close | Goodrington | Paignton | TQ4 6RB

Asking Price Of £259,950

A surprisingly spacious three bedroom semi detached house, arranged over three floors, within immediate walking distance of Goodrington shops, seafront and beyond. The house sits on a good sized plot with driveway to garage and is being offered with no forward chain. To the lower ground floor is a large lounge onto dining room, with kitchen and separate utility room. The master bedroom has an ensuite with family bathroom and cloakroom. Internal viewing is recommended.

- THREE BEDROOM SEMI
- GOODRINGTON
- GOOD SIZED
- LOVELY GARDENS
- DRIVE AND GARAGE
- EXCELLENT LOCATION

uPVC front door leading to:-

ENTRANCE HALLWAY - 15' 04" x 6' 02" over stairwell (4.67m x 1.88m) Central heating radiator, built in cloaks cupboard with consumer unit, staircase leading to both the lower ground and first floor.

LOWER GROUND FLOOR HALLWAY Doors to:-

LANDING - 6' 04" x 3' 01" (1.93m x 0.94m) With coved ceilings, and multi paned double doors to

LOUNGE - 12' x 10' 01" maximum (3.66m x 3.07m) With uPVC double glazed sliding patio doors giving access and outlook to the rear garden with an attractive outlook to the surrounding area and woodland, radiator, opening to:-

DINING ROOM - 10' 01" x 7' 04" (3.07m x 2.24m) With radiator, uPVC double glazed window again having outlook over the rear garden and across the surrounding area, coved ceilings.

FITTED KITCHEN - 9' 05" x 8' 0" (2.87m x 2.44m) Fitted with units comprising of inset stainless steel sink unit with single drainer and mixer taps, roll edge work surface over floor cupboard and drawer units with matching wall cupboards over, complimentary tiled surrounds. uPVC double glazed window to the side and half double glazed door giving access to outside, radiator. Gas boiler for central heating and domestic hot water.

UTILITY - 8' 06" x 6' 01" (2.59m x 1.85m) Fitted with inset stainless steel sink unit with single drainer and mixer tap over cupboard units with space and plumbing for washing machine, tumble dryer etc below, radiator.

Address 'Louville Close, Goodrington, Paignton, TQ4 6RB'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '67 | D'

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CLOAKROOM/WC - 6' 01" x 3' 02" (1.85m x 0.97m) With low level WC, wash hand basin, tiled splashback. Coved ceilings, radiator and extractor unit.

GROUND FLOOR HALLWAY Doors to:-

MASTER BEDROOM 1 - 10' 01" x 9' 10" plus wardrobe recess (3.07m x 3m) With uPVC double glazed window to the rear having a most attractive view across the surrounding area to woodland and towards Clennon valley, Juliet balcony, built in wardrobes to one wall with full length sliding mirrored doors. Radiator and door to:-

EN-SUITE SHOWER ROOM/WC - 5' 06" x 5' 05" (1.68m x 1.65m) With shower cubicle with thermostatic shower unit, glazed bi-fold doors and side panel, tiled surrounds, pedestal wash hand basin with tiled splashback, low level WC, coved ceilings, extractor unit, light/shaver point, radiator.

BEDROOM 2 - 9' 0" x 5' 05" (2.74m x 1.65m) Having uPVC double glazed window to the front, radiator.

FIRST FLOOR LANDING - 6' 0" x 5' 04" max over stairwell (1.83m x 1.63m) With access to loft space.

BEDROOM 3 - 1' 10" x 8' 07" (3.61m x 2.62m) With double glazed Velux window to the rear enjoying views over the surrounding area and radiator.

BATHROOM/WC - 7' 04" x 5' 06" (2.24m x 1.68m) Comprising panelled bath with mixer taps, pedestal wash hand basin, low level WC, radiator, part tiled surrounds, light/shaver point, uPVC obscure double glazed window.

OUTSIDE Drive to:-

GARAGE 20' 10" x 7' 08" (6.35m x 2.34m) Metal up and over door with light and power points and pitched roof with useful loft storage and double glazed window to rear.

ENCLOSED REAR GARDEN arranged mainly to lawn with shrubs and patio area. The garden is enclosed by a combination of fencing on both sides and also to the rear.

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.