



Goodstone Way | Paignton | TQ4 7BX

Asking Price Of £315,000

A spacious three bedroom semi detached family home located within a quiet cul-de-sac in the desirable location of Roselands, Paignton. The property comprises of a welcoming inner porch, a large living room, a spacious kitchen/diner, three bedrooms, a contemporary family bathroom, south east facing rear gardens, a substantially sized work shop and a vast amount of off road parking. The property is perfectly situated within easy reach of Roselands and white rock primary, Paignton Academy, South Devon college, an array of supermarkets, bus links and more, marking this a perfect family home.

- QUIET CUL-DE-SAC
- AMPLE OFF ROAD PARKING
- SOUTH EAST FACING REAR GARDENS
- WORK SHOP
- MODERN BATHROOM
- DESIRABLE ROSELANDS LOCATION

ENTRANCE A uPVC double glazed front door opening into a welcoming entrance porch with space for shoe and coat storage, uPVC double glazed windows to the side, wall mounted lighting and a secondary door opening into:-

LOUNGE - 5.26m x 3.84m (17'3" x 12'7") A wonderfully large and light filled lounge with space for an abundance of furniture, tv and internet points, a feature log burning stove, stairs rising to the first floor, a gas central heater radiator and an archway leading to:-

KITCHEN/DINER - 5.41m x 3.45m (17'9" x 11'4") An incredibly spacious kitchen/diner that opens into the living room perfect for modern day living and entertaining. The kitchen boasts a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an eye level electric double oven with grill integrated and a four ring gas hob with extractor hood above, space and plumbing for a washing machine and fridge freezer, tile backsplash, space for a 6 seater dining table, uPVC double glazed windows, uPVC double glazed tiling and turn door leading out to the sun soaked rear gardens and a gas central heated radiator.

FIRST FLOOR

BEDROOM ONE - 3.86m x 2.95m (12'8" x 9'8") A spacious master bedroom to the front aspect of the property, built in wardrobes, uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 3.48m x 2.9m (11'5" x 9'6") A second generously sized double bedroom overlooking the sunny rear gardens, uPVC double glazed window and a gas central heated radiator.



BEDROOM THREE - 2.9m x 1.96m (9'6" x 6'5") A sizeable third single bedroom again to the front aspect of the home. Built in storage cupboard/wardrobe, uPVC double glazed window and a gas central heated radiator.

BATHROOM A modern and recently fitted family bathroom boasting a three piece suite comprising of a low level flush WC, a wash hand basin with fitted storage below and a panelled bath unit with shower attachments above and a protective glass shower screen. Modern tiling to the walls, extractor fan, a wall mounted LED mirror, uPVC obscure double glazed window and a heated towel rail.

OUTSIDE A south east facing, enclosed and level rear garden that boasts a sizeable patio area perfect for outdoor dining, a large lawned section and a further patio area to the rear of the gardens. Within the garden you have access to a substantially sized work shop that also has access to an outside cloakroom, lighting, plumbing and electrical points.

WORK SHOP - 7.47m x 2.77m (24'6" x 9'1")

PARKING Off road parking to the front of the property for up to 4 vehicles.

AGENTS NOTE - Planning permission has been obtained for a two storey extension to the side of the house please see Torbay Council planning portal application ref P/2021/0502.

Address 'Goodstone Way, Paignton, TQ4 7BX'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '69 | C'

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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.