



Daveys Elm View | Goodrington | Paignton | TQ4 7ES

Asking Price Of £325,000

A truly stunning three bedroom semi attached house situated in a favoured part of Goodrington at the end of a quiet cul-d-sac. The property is in show home condition and whilst 9 years old with one year N.H.B.C guarantee it is significantly better than when first sold with fully integrated stunning kitchen/breakfast room. Viewing is highly recommended. The accommodation comprises:-

- SEMI ATTACHED HOUSE
- THREE BEDROOMS
- MASTER ENSUITE
- PARKING & GARAGE
- GOOD SEA VIEWS



ENTRANCE Composite front door to:-

HALLWAY Central heating radiator. Door to integral garage.

LARGE CLOAKROOM Low level WC. Cloaks storage, Small wash hand basin.

LANDING Double doors onto:-

LOUNGE/DINER 19' 4" x 9' 6" max (5.9m x 2.9m) uPVC double glazed french doors taking in excellent sea views. Central heating radiator. Wood effect flooring opening onto: Dining Area - wood effect flooring. uPVC double glazing.

KITCHEN/BREAKFAST ROOM 14' 1" x 9' 6" (4.3m x 2.9m) Range of luxury "Ikea" fitted kitchen units comprising one and a half bowl sink unit with adjoining work tops. Further matching range of wall and base units. In addition full height kitchen units with integrated appliances including fridge/freezer, washing machine and tumble dryer. Additional integrated appliances include dishwasher, eye level oven with microwave oven above. Inset induction hob and extractor over. Pop up sockets. Under counter lighting. Wood effect flooring. Upright grey central heating radiator. uPVC double glazed french doors onto patio.

Address 'Daveys Elm View, Goodrington, Paignton, TQ4 7ES'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '83 | B'

### Contact Details

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SECOND FLOOR LANDING Cupboard with gas boiler for central heating and domestic hot water.

BEDROOM ONE 11' 2" max x 9' 1" (3.4m x 2.77m) Excellent sea views. Central heating radiator. uPVC double glazing. Door to:-

ENSUITE Double shower tray with bi-fold glass door. Vanity wash hand basin. Close coupled WC. Half tiled. uPVC double glazing. Heated towel rail.

BEDROOM TWO 10' 5" x 8' 9" (3.18m x 2.67m) Central heating radiator. Access to insulated loft space. uPVC double glazing.

BEDROOM THREE 6' 8" x 6' 5" (2.03m x 1.96m) Central heating radiator. uPVC double glazing.

BATHROOM Quality suite comprising panelled bath with glass screen and shower. Wash hand basin. Close coupled WC. Heated towel rail. uPVC double glazing.

OUTSIDE Double parking bay to:-

INTEGRAL GARAGE Electric roller up and over door. Power and light.

FRONT/SIDE GARDEN Small garden area with side access.

REAR GARDEN Level private gardens mainly laid to patio for ease of maintenance with shrub borders.

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.