



Offers Over £230,000

Grange Road,
Paignton, TQ4 7JW

A well presented two bedroom semi detached charming cottage located in the highly desirable location of Goodrington, Paignton. The cottage comprises of a large living room/diner, a spacious kitchen, two double bedrooms, family bathroom, off road parking and easy to maintain courtyard garden. The property is ideally located within easy reach of Goodrington beach, local shops, restaurants, bus links, schools and more. This charming cottage is being offered for sale with no onward chain!



LIVING ROOM – 5.83m x 4.51m (19'1" x 14'9") A UPVC front door opens into an impressively spacious lounge/diner, offering ample room for both relaxation and entertaining. The space features a charming log burning stove, staircase rising to the first floor, UPVC double glazed window, TV and internet points and a gas central heated radiator.

KITCHEN – 4.6m x 3.03m (15'1" x 9'11") A generously proportioned kitchen fitted with a range of wall, base and drawer units topped with roll edged work surfaces. Features include a 1 1/2 bowl sink with drainer, gas cooker and space and plumbing for both a washing machine and fridge freezer. The room benefits from a boiler, double aspect UPVC double glazed windows, a UPVC double glazed door providing side access to the property, and a gas central heated radiator.

FIRST FLOOR

BEDROOM ONE – 4.37m x 3.88m (14'4" x 12'8") A spacious master bedroom positioned at the front of the property offering excellent proportions. It includes a wash hand basin with storage below, a cupboard housing the hot water cylinder, a UPVC double glazed window and a gas central heated radiator.

BEDROOM TWO – 3.06m x 2.65m (10'0" x 8'8") A well sized second double bedroom with views across the rear aspect. The room benefits from double aspect UPVC double glazed windows and a gas central heated radiator.

BATHROOM A well appointed family bathroom featuring a low level WC, pedestal wash hand basin, and a panelled bath with shower attachment over. An obscure UPVC double glazed window and a gas central heated radiator.

OUTSIDE The property enjoys a low maintenance rear courtyard garden laid to artificial lawn, ideal for alfresco dining and outdoor relaxation.

PARKING Allocated parking for one vehicle is also provided.



Address 'Grange Road, Paignton, TQ4 7JW'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '50 | E'

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