



## Goodrington, Paignton

- Video Walk-through & Drone Footage
- Spacious Detached Bungalow
- 4 Double Bedrooms
- 2 Reception Rooms
- Kitchen with Utility Porch Off
- Bathroom with Shower Cabinet
- Driveway & Two Garages
- Sea Views

Guide Price:  
**£500,000**  
Freehold  
EPC: E40



# 28 Oyster Bend, Paignton, TQ4 6NL

Coast and Country are delighted to bring to the market a wonderful four-bedroom detached bungalow with superb sea views, ample parking, double garage and large reception rooms. Located in sought-after Oyster Bend, a short walk across the road to the coastal path with easy access to three unique beaches, each with their own charms. There are local amenities including a church, small supermarket, pub, petrol station a number of take-aways. There are regular bus services to Paignton, Brixham and Torquay.

**The Accommodation** Entering the property through an inside porch, the hallway opens out and provides access to all the principal rooms. Firstly, there is a good-sized guest double bedroom with a corner window which provides stunning views across Torbay towards Brixham harbour. The lounge has large windows and a feature gas fireplace, with access at the front to its own balcony with the same superb views. There is direct access to the dining room from a set of glass panelled sliding doors. Again, this is a good-sized reception room, easily big enough for a ten-seater table. Behind the dining room is the kitchen, with ample storage, a wall-mounted electric oven and large electric hob. A new buyer might well be tempted to remove the wall (subject to all necessary consents) dividing the kitchen and dining room to create an excellent sized kitchen/diner and make it the hub of the property. Off the kitchen is a large separate utility room with access to the garden. This provides plumbing for a washing machine and plenty of additional storage and the boiler room. To the back of the property are two further double bedrooms, each with their own built-in full height cupboards. Further to this, at the back of the property is a separate toilet to the main bathroom which has its own shower and separate bath, large heated towel rail and sink. The main bedroom, a fantastic sized room with a large built-in cupboard which a new purchaser may consider re-configuring into an en-suite. The property is fully double glazed and has gas central heating. There is internal access to the large double garage, steps leading down to the first of the two garages and both with multiple power outlets and lighting. The garages are what many buyers would dream of; the second garage has its own vehicle inspection pit!

## Garden & Parking

The property is set back from the road, with a double-width drive providing parking for four cars. There are palm trees to the front of the property. The property has side access down the left which opens out to a raised level lawned area with a private patio and the path leads around the back of the property to the utility room. To the rear there is a stepped area, suitable for a greenhouse or shed.

## FLOOR PLANS

For Illustrative Purposes Only



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m









### Agents Notes

The sale of this property is subject to a grant of probate.

### Tenure

Freehold

### Services

Mains water. Mains drainage. Mains gas. Mains electricity.

### Local Authority

Torbay Council

### Council Tax

Currently Band F

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

### Directions

Leaving Newton Abbot take the third exit From the Penn Inn Roundabout onto the Devon Expressway heading towards Torbay, at the lights follow the road round to the right onto Hamelin Way. At the

next roundabout take the second exit continuing towards Paignton, at the next roundabout take the second exit onto Maldon Way, at the next roundabout take the second onto the A380. At the crossroad take the left onto Totnes Road. Continue along this road until it becomes the A3022, take the first right onto Hyde Road, follow the road through the town centre keeping in the left hand lane turning left onto the A379. Follow this road straight for approximately half a mile going past the Waterside Pub on the right. Take the left turning onto Barn Road and then first left onto Oyster Bend, the property can be found at the near the end of the road on the right hand side.

### ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		