



Braeside Mews, Goodrington

£230,000



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*In a sought after location just of Goodrington Beach & Seafront, the property offers a Mews Style home in a tucked away position.*





# INTRODUCTION

*Goodrington offers an excellent range of amenities including bars, restaurants recreational activities on the seafront & Youngs Park. A nearby of shops on Goodrington Road offers all required for day to day and Paignton town is approximately 1 mile distant for a varied range of shopping facilities, bus station and railway station. Roundham Gardens offer a superb space for walking and enjoyment, leading then to Paignton Harbour with a selection of cafes, bars and restaurants.*

Approached from Alta Vista Road, a driveway leads to Braeside Mews where there is allocated parking for the property. Accessed from the rear of the building, where there is a useful lock up store, an entrance porch leads to a spacious kitchen/diner with double doors opening onto a small covered patio. There is also a ground floor WC. On the first floor is a sitting which opens onto a balcony with an open outlook, and the bathroom/WC. The second floor has two bedrooms, one with an ensuite shower room/WC. The property is further complimented throughout with UPVC double glazed windows and doors and gas central heating. The property offers a fantastic opportunity to continue operating as a holiday let, a second home or a permanent coastal home.

The accommodation comprises,

UPVC obscure glazed door to

ENTRANCE HALL - 1.93m x 1.09m (6'4" x 3'7") Light point, smoke detector, UPVC double glazed window to side, tiled flooring, radiator, telephone point, doors to,





KITCHEN/DINING ROOM - 6.12m x 3.05m (20'1" x 10'0") Max Measurements. Coved ceiling with directional spotlights, extractor fan, UPVC double doors opening onto a covered courtyard, radiator with thermostat control, TV connection point, continuation of tiled flooring. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob, with extractor over, tiled surrounds, matching eye level cabinets, space and plumbing for washing machine, space and plumbing for dishwasher, built-in electric oven, space for upright fridge freezer, under stairs storage cupboard.



GROUND FLOOR WC - 1.09m x 0.64m (3'7" x 2'1") Light point, close coupled WC, wash hand basin.

SITTING ROOM - 5.56m x 2.87m (18'3" x 9'5") Max Measurements. Light point, UPVC double doors opening onto a balcony with wrought iron railings and an open outlook over Goodrington. Radiator with thermostat control, telephone point, recess for study/stroke office space.



BATHROOM/WC - 2.84m x 1.8m (9'4" x 5'11") Max Measurements. Light point, extractor fan, UPVC obscure glazed window. Comprising panelled bath with twin hand grips and shower attachment over, pedestal wash hand basin, close coupled WC, wall mounted vanity unit, heated towel rail.

SECOND FLOOR LANDING - 1.91m x 1.63m (6'3" x 5'4") Pendant light point, smoke detector, doors to,

BEDROOM ONE - 3.45m x 2.31m plus wardrobes (11'4" x 7'7" plus wardrobes) Coved ceiling with light point, UPVC double glazed window with open outlook over the surrounding area, radiator with thermostat control, fitted wardrobes, door to,



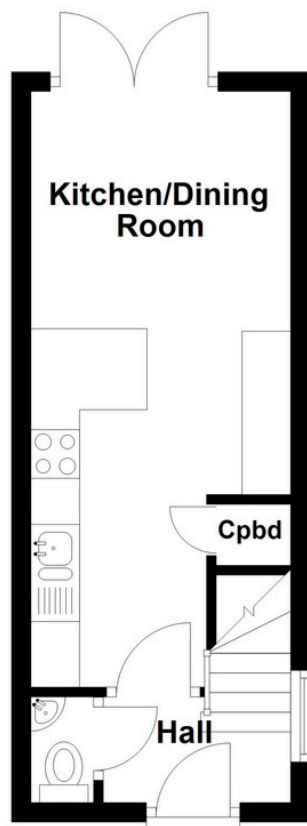
ENSUITE SHOWER ROOM/WC - 1.88m x 0.99m (6'2" x 3'3") Light point, extractor fan, hatch to loft space. Comprising tiled shower enclosure with sliding glazed door, vanity unit with inset wash hand basin, close coupled WC, heated towel rail, part tiled walls.

BEDROOM TWO - 2.84m x 1.75m (9'4" x 5'9") Pendant light point, UPVC double glazed window, radiator with thermostat control.

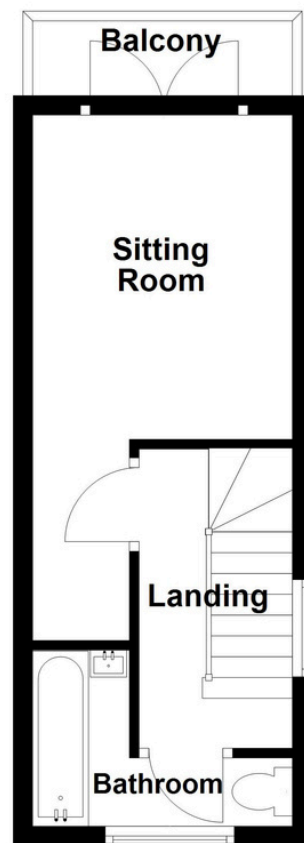
#### OUTSIDE

Outside the property has an allocated parking space, a covered patio area accessed from the kitchen/diner and there is also a balcony accessed from the sitting room. To the rear of the building is a useful lock up store.

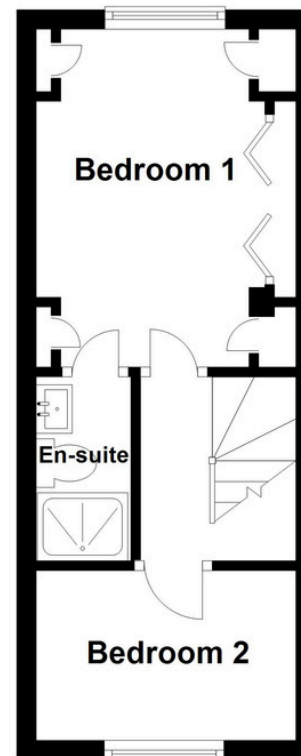
### Ground Floor



### First Floor



### Second Floor



### USEFUL INFORMATION

- Tenure - Leasehold
- 999 year lease from 01/01/2000
- Ground Rent - None
- Service Charge - £1000 per annum
- Age - 2000
- Heating - Gas Central Heating
- Drainage - Mains
- Windows - Double glazed
- Council Tax - Tax band
- EPC Rating - Await EPC
- Broadband - 1800
- Mobile - EE 4-Three 3-02 4-Vodafone 4

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