

CHRISTOPHER SCALES

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**Louville Close, Goodrington,
Paignton**

£199,950

To arrange a viewing, when calling please quote CS1097

In the sought after Goodrington area and just a short walk from the beach and local amenities, the property offers a mid terrace home in a cul de sac position. Requiring modernisation there is excellent potential to create a superb home, with features including two bedrooms, a sitting/dining room, wet room and a ground floor WC, a level enclosed rear garden and two allocated parking spaces.

The accommodation comprises:

Paved pathway providing access to the UPVC double glazed front door to:

ENCLOSED PORCH - 1.6m x 0.99m (5'3" x 3'3")

UPVC double glazed door to:

ENTRANCE HALL - 4.42m x 1.63m (14'6" x 5'4") Maximum measurements.

Light points, radiator, stairs to the first floor, smoke detector, doors to sitting room, kitchen and ground floor WC.

SITTING ROOM - 4.6m x 3.66m (15'1" x 12'0") Maximum measurements.

Coved and textured ceiling with light points, radiator, under stairs storage cupboard, UPVC double glazed doors providing access to the rear garden.

KITCHEN - 3.07m x 1.7m (10'1" x 5'7")

Directional spotlights, UPVC double glazed window, Fitted kitchen comprising a range of wall, base and drawer units with roll edge work surfaces over, inset stainless steel sink and drainer, tiled surrounds, inset four ring gas hob and oven below, space and plumbing for washing machine.

GROUND FLOOR WC - 1.93m x 0.71m (6'4" x 2'4")

Light point, UPVC obscure glazed window, pedestal wash hand basin, WC, part tiled walls.





FIRST FLOOR LANDING - 2.13m x 1.85m (7'0" x 6'1")

Light point, access to loft, smoke detector, doors to:

BEDROOM ONE - 3.66m x 2.79m (12'0" x 9'2")

Coved ceiling with light point, UPVC double glazed window to the rear aspect.

BEDROOM TWO - 3.66m into wardrobes x 2.79m (12'0" x 9'2")

Textured ceiling with light point, UPVC double glazed window to the rear aspect, built in wardrobe with sliding mirror fronted doors.

WET ROOM - 2.06m x 1.65m (6'9" x 5'5")

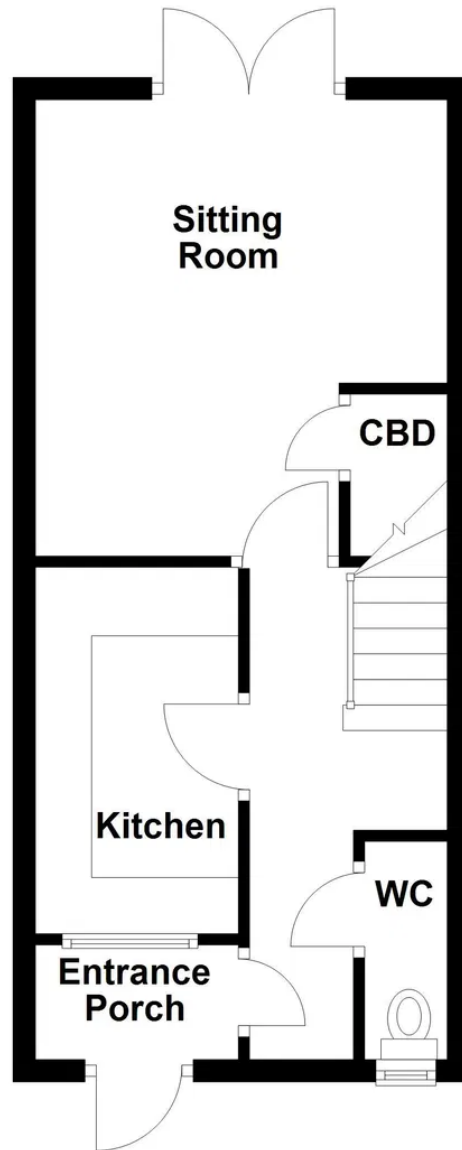
Light point, extractor fan, pedestal hand wash basin with splashback, mains fed shower and WC.

REAR GARDEN

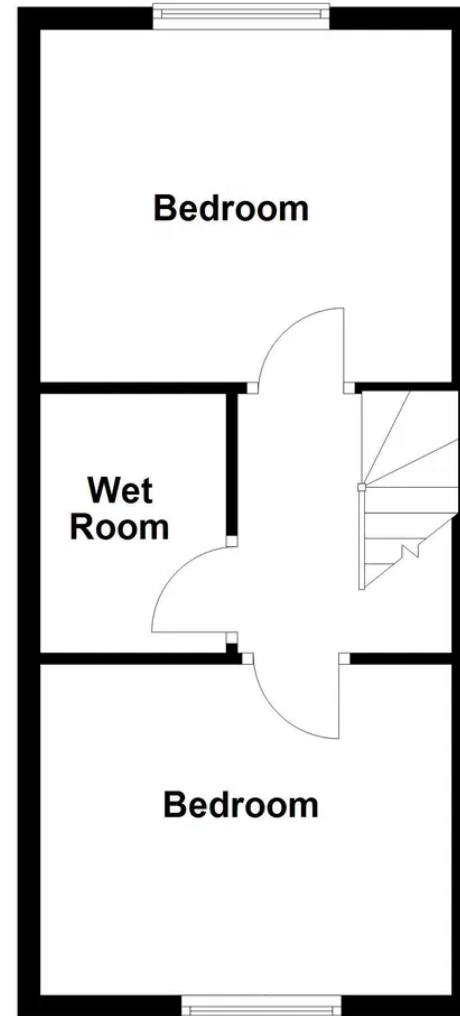
At the rear of the property and accessed from the sitting room is a level and enclosed rear garden, partly laid to patio and lawn, enclosed by timber fence and brick wall.



Ground Floor



First Floor



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