

Grange Heights, Goodrington, Paignton, TQ4 7JF



A super, three bedroom, family size home benefiting from open, sea and coastal views to the rear offered for sale with **NO ONWARD CHAIN**. Local amenities are all close-by including highly regarded schools, local shopping facilities and a regular bus service. Goodrington Sands and Youngs Park are also within easy reach. The accommodation is arranged over three floors with entrance hall, cloaks/w.c. and living room on the entrance level, the fabulous kitchen/dining room with balcony leading off is on the lower level, along with a versatile snug/entertainment room and good size utility room. The three bedrooms and family bathroom/w.c. are on the top floor, the rear facing rooms again enjoying the views!

Outside there is driveway parking for two cars and an integral single garage. The level, enclosed, rear garden has been smartly landscaped for ease of maintenance. A further useful under house storage room is also located from the garden.

£335,000 Freehold

ENTRANCE LEVEL.

Double glazed entrance door opens to:

ENTRANCE PORCH.

Tiled floor and courtesy light. Half glazed inner door to:

ENTRANCE HALL.

Double glazed window and radiator. **CLOAKS/W.C.** Comprising low level W.C. and vanity cupboard with counter top wash basin. Double glazed window and radiator.

LOUNGE. 12' 7" x 12' 8" (3.83m x 3.86m) min. plus staircase to first floor.

Double glazed window to rear with open views across to the sea and coastline beyond. Fire surround with fitted electric fire. Doorway opening to staircase leading to the lower floor.

GROUND FLOOR LOBBY

KITCHEN/DINING ROOM. 11' 11" x 13' 11" (3.63m x 4.24m)

A super room with modern, grey fitted kitchen units and contrasting working surfaces. Inset composite sink and drainer with mixer tap over. Range of pan and storage drawers, integral dishwasher and built in electric oven and induction hob. Ample space for dining table and chairs. Double glazed French doors with matching windows to side opening onto: **BALCONY** enjoying a lovely view and outlook towards the sea and coastline.

UTILITY ROOM. 16' 11" x 5' 4" (5.15m x 1.62m)

Double glazed window and door for side access to the garden. Tiled floor. Wall mounted Logic boiler. Built in triple wall and base cupboards. Plumbing for washing machine and ample space for further white goods.

SNUG/ ENTERTAINMENT ROOM. 16' 2" x 7' 11" (4.92m x 2.41m)

Inset spotlights. Radiator. Archway to large under stairs storage cupboard.

FIRST FLOOR

BEDROOM 1. 13' 9" x 10' 7" (4.19m x 3.22m)

Double glazed window to front. Radiator.

BEDROOM 2. 14' 11" x 7' 7" + door recess (4.54m x 2.31m)

Double glazed window to rear enjoying open and sea views. Radiator. Wardrobe recess.

BEDROOM 3. 9' 3" x 5' 11" (2.82m x 1.80m)

Double glazed window to rear again enjoying sea and coastal views. Radiator.

FAMILY BATHROOM/W.C.

Comprising bath in tiled surround and mixer tap. Low level W.C. Shower enclosure with Bi-Folding entry door and glass block design to the side. Modern white bathroom unit with inset washbasin, fitted mirror and storage cabinets. Double glazed window.

OUTSIDE

FRONT.

Brick paved driveway to front providing two parking spaces. Raised flower bed and gate/steps down to the side and rear of the house

INTEGRAL GARAGE

REAR GARDEN.

Enclosed, part landscaped, level rear garden with raised flowerbeds, various shrubs and specimen trees.

Door to; **UNDERHOUSE STORE/HOBBY ROOM**

ENERGY RATING: D

COUNCIL TAX BAND: E



The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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