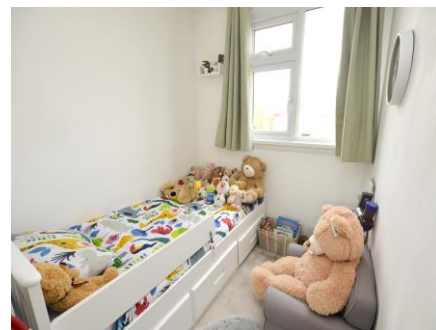
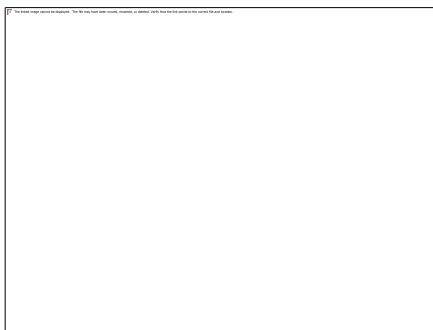


Goodstone Way, Roselands, Paignton, TQ4 7BX



This super, family size, **SEMI DETACHED HOUSE** sits on a larger than average plot in a quiet cul-de-sac in the ever popular Roselands area of Paignton, within easy reach of highly regarded primary schools and a variety of supermarkets on Brixham Road. Paignton town center with its seafront, pier and harbour is approximately two miles distant. The house offers light and bright accommodation with good size lounge and feature log burner, along with a generous kitchen/dining room which opens to the southerly facing rear garden. On the first floor are three bedrooms and bathroom/w.c. Ample parking is available on the driveway which also extends to the side of the house, which leads to a former garage and workshop. There are front and rear gardens, the rear as mentioned is enclosed and enjoys a southerly aspect.

Our vendors have recently installed a new bathroom, combination boiler and the house has also just been re-roofed. There is also planning permission passed to add a two storey extension to the side of the house, which would add another two bedrooms and extra ground floor space if a purchaser required. Internal viewing is highly recommended.

£325,000 Freehold

GROUND FLOOR

ENTRANCE PORCH.

Double glazed entrance door. Courtesy light and ample space for shoes and coats. Inner door to:

LOUNGE. 12' 8" x 17' 4" (3.86m x 5.28m) max.

Dual aspect room with double glazed windows to front and side aspects. Fireplace recess with fitted log burner and bespoke fitted cupboards and display shelving to both sides. Radiator. Staircase to first floor with under stairs cupboard. Wide square opening to:

KITCHEN DINING ROOM. 17' 4" x 10' 10" (5.28m x 3.30m)

A good size triple aspect room with double glazed windows and door to the rear garden. Ample space for family size table and chairs. The kitchen area has a good range of fitted white faced wall and base cupboards and roll edge working surfaces with inset one and a quarter bowl sink and drainer. Built in electric double oven/grill and four burner gas hob with cooker hood over. Space/plumbing for washing machine. Tiled surrounds.

FIRST FLOOR. Landing with double glazed window to side and loft access hatch with pull down ladder. The loft is part boarded with access to 'Glo Worm' combination boiler (installed March 2024)

BEDROOM 1 11' 5" x 9' 8" (3.48m x 2.94m)

Double glazed window to front. Radiator. Range of built in wardrobes. Built in linen cupboard.

BEDROOM 2 11' 5" x 9' 8" (3.48m x 2.94m)

Double glazed window to rear. Radiator.

BEDROOM 3. 9' 4" x 6' 6" (2.84m x 1.98m) max

Double glazed window to front. Radiator. Built in cupboard.

BATHROOM/W.C. Modern bathroom comprising white suite of panelled bath with fitted shower over and shower screen to side, close coupled w.c. Fitted drawer unit with inset washbasin and mixer tap L.E.D. lit cabinet over. Tiled surrounds. Extractor fan. Double glazed window. Heated towel rail.

OUTSIDE. To the front of the house is a long double width driveway which in turn extends around the side of the house to the original garage and workshop, offering ample parking space for several vehicles. The front garden has a level lawn with flower bed bordering.

REAR GARDEN AREA. Enclosed rear garden enjoying a sunny southerly aspect with good size patio seating area adjacent to the house and level lawn with flower borders. Garden shed. Behind the garage is a useful paved seating or storage area. There is access from the garden to:

FORMER DETACHED GARAGE. 14' 4" + door recess x 9' 1" (4.37m x 2.77m) approx. Currently used as Utility/store with double glazed patio door to rear. Light and power points. Gardeners W.C. with low level w.c. and hand basin.

ATTACHED WORKSHOP/STORE. 10' 2" x 8' 2" (3.10m x 2.49m) Door to rear garden and side access.

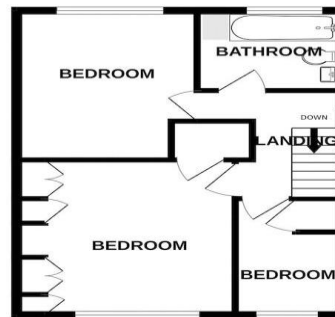
PLANNING PERMISSION. Planning permission has been obtained for a two storey extension to the side of the house please see Torbay Council planning portal application **ref P/2021/0502**

COUNCIL TAX BAND: C

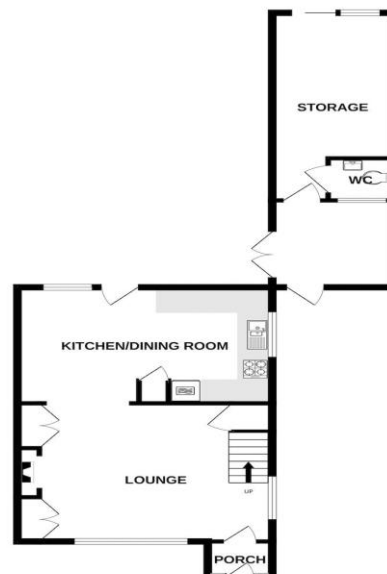
ENERGY RATING: C

BROADBAND AND MOBILE. The Ofcom website indicates that Standard and super fast broadband is available in this area and mobile coverage is good.

1ST FLOOR
38.1 sq.m. (410 sq.ft.) approx.



GROUND FLOOR
58.9 sq.m. (634 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

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.

Ref C0005513 Written by: R.C