

ENTRANCE PORCH.

A large double glazed entrance porch with ample space for coats/shoes. Tiled flooring and courtesy light. Inner feature stained glass door opens to:

ENTRANCE HALLWAY.

Double glazed window. Radiator with decorative cover. Cloaks/storage cupboard. The hallway widens with doors to:

CLOAKS/W.C.

Close coupled W.C. and corner mounted hand basin. Extractor fan.

LIVING ROOM. 16' 8" x 12' 11" (5.08m x 3.93m)

Wide double glazed bay window to front aspect with fitted white plantation shutters. Fireplace recess with fitted electric fire and display mantel over. Radiator. Further double glazed window to side.

OPEN PLAN KITCHEN/DINING/SNUG ROOM

DINING AREA. 12' 6" x 8' 8" (3.81m x 2.64m) approx.

A good size, open plan dining area which connects to the kitchen and snug area. Double glazed French doors open out onto the rear patio terrace and garden. Tiled flooring. Radiator.

SNUG AREA. 9' 0" x 9' 1" (2.74m x 2.77m)

A triple aspect southerly facing room with double glazed windows overlooking the rear garden.

KITCHEN AREA. 12' 7" x 12' 2" (3.83m x 3.71m)

Fitted with a good range of white faced wall and base cupboards, roll edge working surfaces and inset one and a half bowl stainless steel sink and drainer. Integral dishwasher, fridge and freezer. Tiled surrounds. Built in high level electric double oven/grill, four burner gas hob with cooker hood over. Breakfast Bar area. Two double glazed windows. Door to:

UTILITY ROOM. 8' 6" x 8' 9" (2.59m x 2.66m)

Matching cupboards to kitchen, stainless steel sink and drainer. Plumbing/space for washing machine and tumble dryer. Wall mounted 'Worcester' boiler. Tiled floor continuing. Radiator.

GROUND FLOOR PRINCIPAL BEDROOM. 12' 7" in to bay x 11' 11" (3.83m x 3.63m) max

Double glazed bay window to front with fitted white plantation shutters. Built in wardrobes and overhead storage cupboards. Door to:

EN SUITE WET ROOM. Comprising white close coupled w.c. Shower area with fitted shower. Wash basin with shaver point over. Tiled walls. Heated towel rail. Extractor fan. Double glazed window.

FIRST FLOOR. Landing with built in storage cupboard. Doors to:

BEDROOM 2. 15' 5" x 10' 2" (4.70m x 3.10m) max. (Ltd head room)

Double glazed window to rear with some sea peeps. Radiator.



ROOF ROOM. 7' 8" x 7' 7" (2.34m x 2.31m) max (Ltd Head Room) Access to under eaves storage space. Velux window to side. Radiator.

ROOF ROOM. 9' 3" x 11' 4" (2.82m x 3.45m) (L-shape room-max dimensions) Double glazed window to rear. Radiator.

BATHROOM/W.C. Comprising panelled bath, pedestal wash basin and close coupled w.c. Shower enclosure with fitted shower. Heated towel rail and extractor fan. Velux window.

OUTSIDE

FRONT. Five bar gate opens to ample driveway parking which extends along the side of the property to the rear where a garage is situated.

DETACHED GARAGE 18' 3" x 10' 6" (5.56m x 3.20m)

Up and over door to front. Light and power points. Double glazed window and door to side.

REAR GARDEN.

Enjoying a sunny southerly aspect with large patio terrace adjacent to the property, having steps down to a level lawn with raised flower borders and specimen trees.

COUNCIL TAX BAND: E

EPC RATING: D

SERVICES/BROADBAND AND MOBILE COVERAGE.

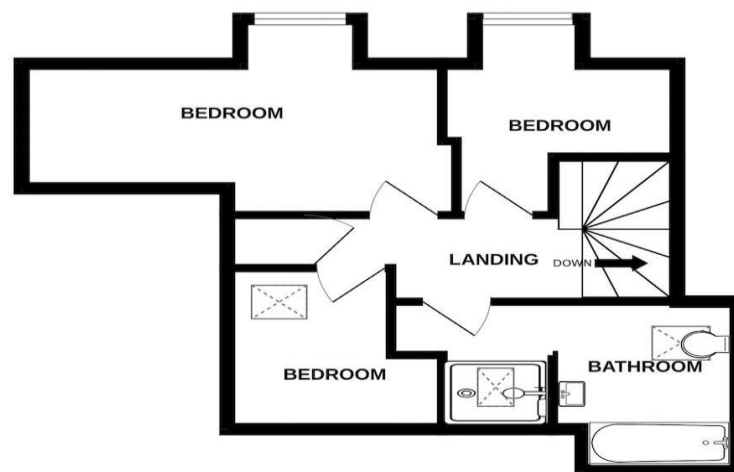
The property is connected to a private **SEPTIC TANK**. Mains connection to gas and electric. The Ofcom website indicates that there is standard and superfast broadband available in this area. Please check your mobile operator for coverage.



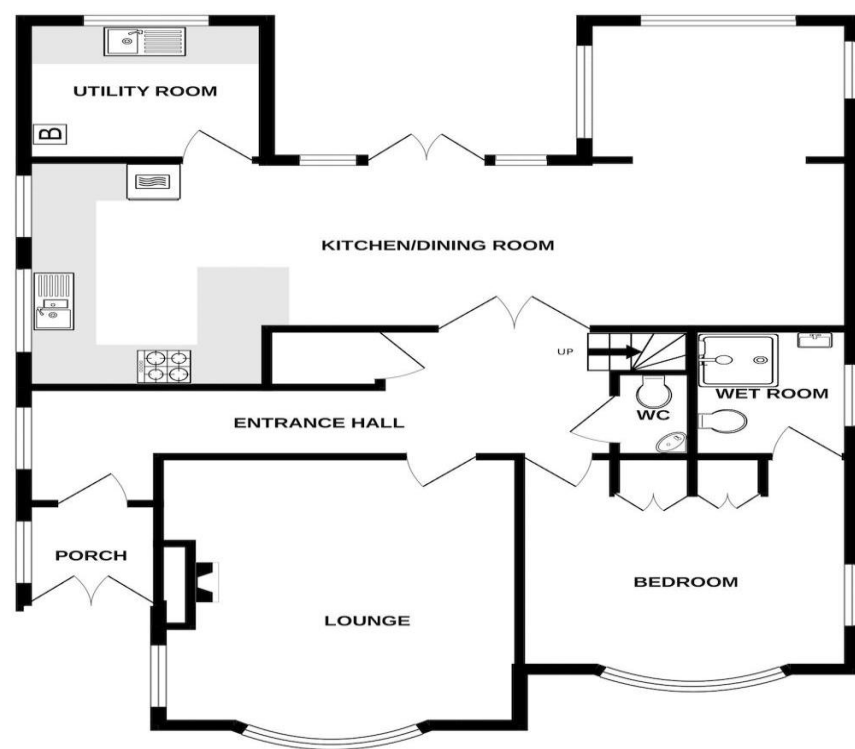
The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

Ref C0005514 Written by: R.C

1ST FLOOR
34.6 sq.m. (372 sq.ft.) approx.



GROUND FLOOR
91.3 sq.m. (982 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

Saltern Road, Goodrington, Paignton, TQ4 6NT



A well presented **DETACHED CHALET STYLE BUNGALOW** located in a sought after cul-de-sac in Goodrington. The South West Coastal footpath is accessible from the end of the road and a relatively flat walk away are the range of shops at Three Beaches and Goodrington Sands. The number 12 bus service runs along Dartmouth Road frequently into the bustling fishing port of Brixham and sea side town of Paignton.

The property offers a super, open plan style kitchen/dining area with useful utility room leading off, generous living room and principal bedroom with en suite wet room on the ground floor. On the first floor there is a further double bedroom and two roof rooms/offices and bathroom/w.c. A very flexible space!

Outside provides ample parking space to the front with a driveway leading down one side to a detached garage. The rear garden enjoys a sunny southerly aspect. Internal viewing is recommended.

Offers in Excess of £440,000 Freehold