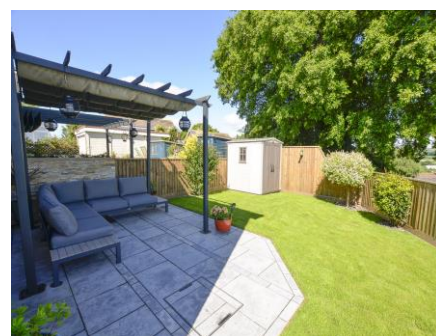


Goodstone Way, Roselands, Paignton, TQ4 7BX



An immaculate and beautifully presented, three bedroom, **SEMI DETACHED HOUSE**, enjoying an **open outlook with distant sea views**, located at the head of a small cul-de-sac in the popular Roselands area of Paignton, with local amenities within walking distance, and highly regarded Roselands and Whiterock primary schools close-by. Paignton town centre with its Seafront and Harbour which is easily reached by bus or car. This super home stands out from the crowd with its wide, attractive, frontage which also provides ample parking. On entering the spacious hallway with oak/glass staircase, leads to a most comfortable and welcoming lounge, with Bi-Folding oak doors to the modern kitchen/dining room at the rear and a glimpse of the gorgeous garden surrounding. The first floor offers, super family bathroom/w.c. and three bedrooms, the principal having a walk-in wardrobe. The side and rear gardens are stunning, with professional landscaping and careful attention to detail from our vendors, the outside space is a delight and must be seen to appreciate it. Viewing is highly recommended.

£338,000 Freehold

GROUND FLOOR

Double glazed entrance door to:

ENTRANCE HALL.

A spacious entrance hall with tiled flooring and oak/glass panel staircase to the first floor with under stairs storage cupboard. Further storage cupboard. Half glazed oak door to:

LOUNGE. 13' 0" x 10' 10" (3.96m x 3.30m)

Engineered oak flooring. Double glazed window to front. Radiator. Fireplace recess with inset electric fire. Oak bi-folding doors to:

KITCHEN/DINING ROOM 17' 0" x 10' 8" (5.18m x 3.25m)

Inset spotlights and tiled flooring. Double glazed sliding patio doors from the dining area opening to a further garden seating area and the garden. Ample space for table chairs in the dining area. The kitchen has a good range of fitted cream faces wall and base cupboards and island unit. The working surfaces are solid oak and there is an under mounted Belfast sink. Integral 'Bosch' Fridge and Freezer and washing machine. Built in 'Bosch' double oven and halogen hob with splash back and cooker hood over. Concealed 'Glo Worm' boiler. Double glazed window enjoying open outlook and distant sea view. Double glazed door to the rear garden.

FIRST FLOOR.

Landing with double glazed window again enjoying the open outlook and distant sea views. Loft access hatch with pull down ladder. Oak doors to:

BEDROOM 1. 13' 5" x 10' 3" (4.09m x 3.12m) overall.

Double glazed window to front. Radiator. Airing cupboard housing hot water cylinder. Pine double doors open to:

WALK IN WARDROBE: Fitted shelving and hanging rails.

BEDROOM 2. 9' 1" x 9' 4" (2.77m x 2.84m)

Double glazed window to rear. Radiator. Built in double wardrobe.

BEDROOM 3. 7' 5" + door recess x 6' 6" (2.26m x 1.98m)

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

BATHROOM/W.C.

Super family bathroom comprising white suite of bath with independent electric shower over and shower screen to side. Modern bathroom vanity unit with inset wash basin and concealed flush W.C. Tiled surrounds. Heated towel rail. Underfloor heating. Double glazed window.

OUTSIDE

FRONT.

Wide frontage providing ample parking space with attractive charcoal paviors and granite set border with lawn to side.

Raised well stocked border to one side. Fencing and access gate opens to:

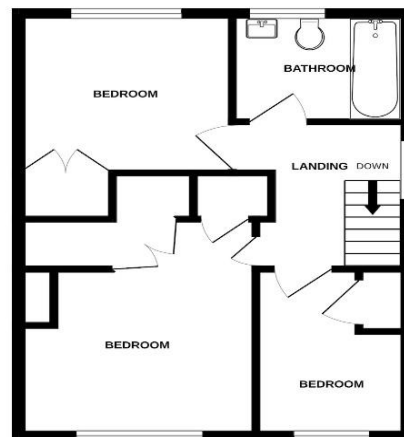
SIDE AND REAR GARDEN.

Beautiful, manicured rear and side gardens again enjoying the open outlook. The gardens have been professionally landscaped and include attractive, 'Namera' desert brown paving to paths and seating areas, a raised composite seating area, a perfect place to enjoy the outlook! and feature pergola with sun canopy over adjacent to the house, perfect for Al Fresco dining. There is a shaped lawn complimenting the garden, pretty water feature and two good size storage sheds. Exterior electrical sockets and lighting. Water Tap.

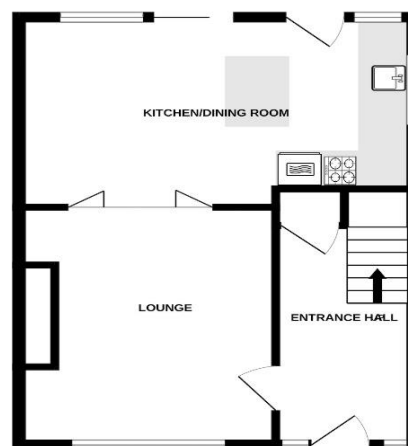
COUNCIL TAX BAND: C ENERGY RATING: D

BROADBAND AND MOBILE INFO: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for mobile coverage.

1ST FLOOR
38.0 sq.m. (409 sq.ft.) approx.



GROUND FLOOR
38.0 sq.m. (409 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 C0005521 Written by: R.C