

ENTRANCE LEVEL.**ENTRANCE PORCH.**

Composite entrance door and double glazed window. Double glazed inner door opens to:

ENTRANCE HALL.

Recessed display shelving. Double glazed window to front. Staircase to lower floor.

LOUNGE/DINING ROOM. 23' 6" x 12' 11" (7.16m x 3.93m) decreasing

Double glazed bay window to front enjoying open views across Clennon Valley to the sea and coastline beyond. Feature fireplace with electric fire. Radiator.

KITCHEN/ BREAKFAST ROOM. 19' 2" x 10' 10" (5.84m x 3.30m) max.

A good size room with central divider, fitted with a good range of white faced wall and base units (re fitted circa 2020) Granite working surfaces and breakfast bar. Built in electric oven and halogen hob with cooker hood over. Spaces for fridge/freezer and dishwasher. Built in shelved cupboard. Radiator. Door to storage space (see later). Two double glazed windows enjoying the open and sea views. Door to:

STORE 6' 8" x 8' 7" (2.03m x 2.61m)

The store was formerly part of the integral garage. Double doors to front. Built in cupboards and worktop. Gas/electric meters.

GROUND FLOOR.**BEDROOM/SITTING ROOM. 7' 7" x 12' 10" (2.31m x 3.91m)**

Wide double glazed patio door opening to **BALCONY** with super views across Clennon Valley the coastline and sea beyond. Stainless Steel balustrade with glass panels. Steps leading to the rear garden.

BEDROOM. 11' 1" x 12' 11" (3.38m x 3.93m) reducing

Double glazed window. Radiator.

BEDROOM. 12' 3" x 10' 10" (3.73m x 3.30m)

Double glazed window. Radiator.

FAMILY BATHROOM/W.C.

White suite comprising panelled bath with fitted shower over. Low level W.C. White vanity unit with inset washbasin. Tiled surrounds. Heated towel rail. Double glazed window.

GROUND FLOOR.**PRINCIPAL BEDROOM. 12' 9" x 11' 4" (3.88m x 3.45m) max**

Built in cupboard. Double glazed patio doors opening to the large decked terrace and rear garden. Open views. Door to:

**EN SUITE.**

Comprising white suite of shower bath with side screen and fitted overhead shower. Close coupled W.C. White vanity unit with inset sink and mixer tap over. Wide display shelf. Tiled walls. Heated towel rail. Double glazed window.

BEDROOM. 12' 11" x 8' 6" (3.93m x 2.59m)

Double glazed window. Radiator.

OUTSIDE.**FRONT.**

Double width driveway to front providing parking for two vehicles. Pathway to both sides of the property one leading to a gate for rear access. Crazy paved front garden with inset shrubs and palms.

REAR GARDEN.

A large rear garden enjoying fabulous views across Clennon Valley and towards the sea and coastline with Brixham in the backdrop. Two wide decked terraces with balustrade provide seating/eating areas, the top terrace has access to a underhouse **UTILITY/STORAGE** space with plumbing for washing machine and Baxi boiler with hot water storage tank. There is a large **SUMMERHOUSE** with bi folding doors to front on the top terrace, perfectly placed to enjoy the views! The summerhouse has light and power points. A path behind the summerhouse leads down to the remaining garden with areas of lawn, flowerbeds and inset shrubs also some specimen trees. Further hard landscaped area at the bottom of the garden with various trees and shrubs.

ENERGY RATING: E**COUNCIL TAX BAND: E****AGENTS NOTES;**

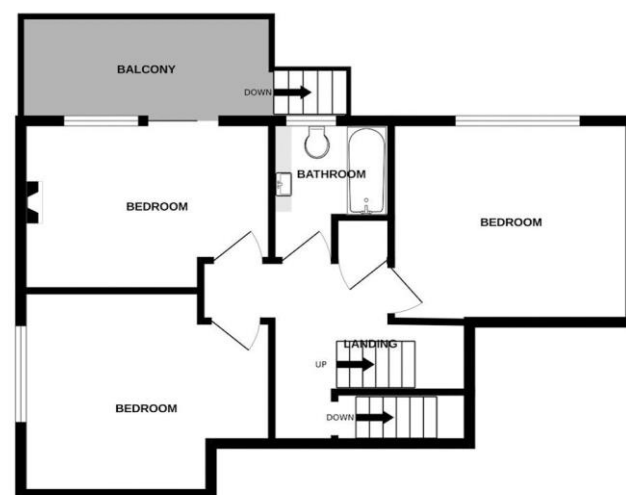
The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider about coverage. The property is connected to all mains services.



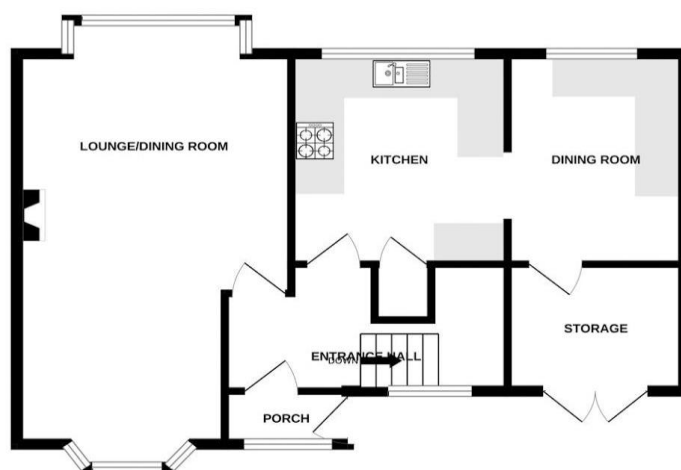
The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

Ref C0005535 Written by: R.C

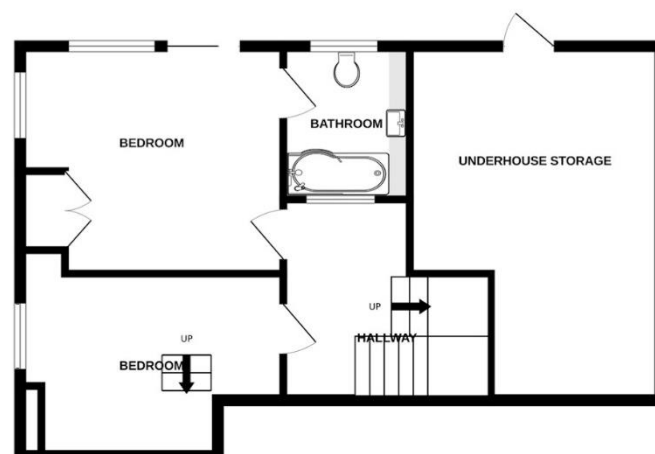
FIRST FLOOR
49.2 sq.m. (530 sq.ft.) approx.



ENTRANCE FLOOR
57.8 sq.m. (622 sq.ft.) approx.



GROUND FLOOR
54.6 sq.m. (587 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

Wheatlands Road, Goodrington, Paignton, TQ4 5HX



Deceptive from a roadside glance this **FIVE BEDROOM DETACHED HOUSE** with accommodation laid out over three floors, benefits from a super open 180 degree views over Clennon Valley, and towards the sea and coastline across to Brixham. The views can be enjoyed from principal rooms, balcony, the garden and seating terraces.

Accommodation provides good size lounge/dining room, super kitchen/breakfast room and as mentioned, five double bedrooms. One of the bedrooms which is currently used as a sitting room has a **BALCONY** leading off, and the principal bedroom also has access to the large decking area and has an en suite bathroom/w.c. There is ample storage space throughout, with utility/storage to the rear and off the kitchen/breakfast room to the front. Internal viewing is highly recommended.

The house is perfectly placed for access to Goodrington Sands and the picturesque coastal footpath. Paignton town centre is also within walking distance. Torbay Leisure centre is also just at the end of the road. Primary and secondary schools are also a short drive away.

£559,000 Freehold