

## Louville Close, Goodrington, Paignton, TQ4 6RB



A neat and tidy three bedroom end of terrace **HOUSE**, located in the popular Goodrington area, just a few hundred yards from the 'Three Beaches' shopping parade and a short walk away from Goodrington Sands. A regular bus service to Paignton town center which is approximately 1 + 1/4 miles distant runs along nearby Dartmouth Road. Local schools are also within easy reach.

The house offers good size kitchen and lounge/dining room along with a ground floor W.C. and on the first floor there are three bedrooms and bathroom/W.C. Gas fired central heating is installed along with double glazed windows and doors. There are front and rear gardens, the rear garden being larger than average and enjoying good privacy. A single garage is located in a separate block.

For sale with **NO CHAIN**.

**£249,950 Freehold**

## GROUND FLOOR

### ENTRANCE HALL.

Double glazed entrance door. Radiator. Shelved storage cupboard.

### CLOAKROOM/W.C.

Low level W.C. and wall mounted hand basin. Radiator. Double glazed window.

### KITCHEN. 8' 10" x 8' 0" (2.69m x 2.44m)

Range of wood effect wall and base cupboards, roll edge working surfaces with inset stainless steel sink and drainer. Built in electric cooker with four burner gas hob and cooker hood over. Tiled surrounds. Spaces for washing machine Fridge/freezer etc. Wall mounted Logic combination boiler. Double glazed window to front aspect.

### LOUNGE/DINING ROOM. 13' 11" x 15' 3" (4.24m x 4.64m) max.

Laminate flooring. Under stairs cupboard. Two radiators. Double glazed window and patio door opening to the rear garden.

### FIRST FLOOR.

Landing with double glazed window and loft access hatch. Doors to:

### BEDROOM 1. 11' 1" x 8' 5" (3.38m x 2.56m)

Double glazed window to front aspect. Radiator.

### BEDROOM 2. 10' 10" x 7' 11" (3.30m x 2.41m)

Double glazed window to rear enjoying a pleasant open outlook. Radiator.

### BEDROOM 3. 7' 11" x 7' 0" (2.41m x 2.13m)

Double glazed window to rear, again having a pleasant outlook. Radiator.

### BATHROOM/W.C.

Comprising panelled bath with independent electric shower over and shower screen to side. Close coupled W.C. and pedestal wash basin. Obscure double glazed window to front. Light and shaver point. Radiator. Extractor fan. Linen cupboard with electric heater.

### OUTSIDE

### FRONT.

Good size lawned garden to front, off the walkway with central path to the front door. Two palm trees.

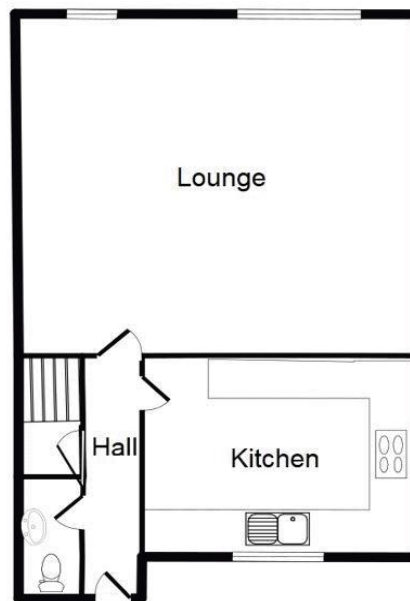
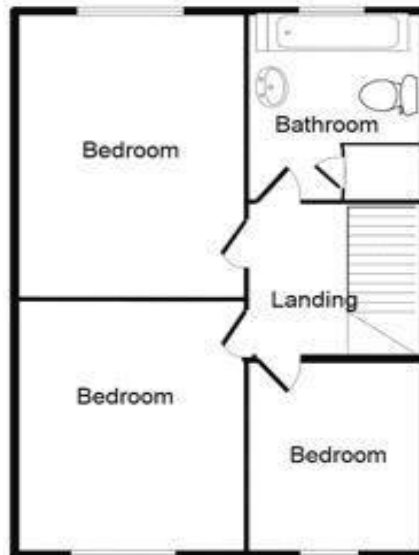
### REAR GARDEN

Larger than average, enclosed rear garden which enjoys a good degree of privacy. The garden is mainly laid to lawn with paved patio area adjacent to the house. Gate to rear access path.

### SINGLE GARAGE

Located in a separate block off the walkway.

**COUNCIL TAX BAND: C ENERGY RATING: C**



### 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.

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