

Open porch entrance with access door to the integral garage. Double glazed entrance door opens to:

**ENTRANCE HALL.** Radiator. Double glazed window to side. Stairs up to the first floor and down to:

**LOWER HALLWAY.** Under stairs area with access to a useful storage area. Airing cupboard. Doors to:

**DINING ROOM.** 11' 7" x 10' 1" (3.53m x 3.07m) max. Radiator. Archway to the living room. Door to:

**CONSERVATORY.** 8' 8" x 10' 2" (2.64m x 3.10m) Double glazed windows to three sides, beautiful open outlook over the surrounding area, out to sea, and the coastline.

**LIVING ROOM.** 18' 5" x 11' 7" (5.61m x 3.53m) A double aspect room with the rear window also enjoying the super outlook as mentioned. Double glazed sliding doors to small front patio area. Feature stone fireplace and hearth with fitted Log Burner. Radiator.

From the hallway: Small Lobby with double glazed door to side access and door to:

**GROUND FLOOR SHOWER ROOM/W.C.** Comprising low level W.C. Vanity cupboard with inset washbasin. Shower enclosure with 'Gainsborough' shower. Double glazed window.

**KITCHEN.** 11' 7" x 9' 11" (3.53m x 3.02m) Good range of cream faces wall and base cupboards, working surfaces with inset ceramic sink and drainer. Integrated fridge/freezer. Space plumbing for dishwasher/washing machine. Built in Electric oven with five burner hob and cooker hood over. Tiled surrounds. Double glazed window with super views across to the sea and coastline.

#### FIRST FLOOR

**BEDROOM 1.** 18' 5" x 11' 7" (5.61m x 3.53m) A dual aspect room with Double glazed windows, the one to rear with a stunning open outlook towards the sea and coastline of Torbay. Radiator. Door to the upper floor of the ANNEXE.

**BEDROOM 2.** 11' 7" x 10' 1" (3.53m x 3.07m) Double glazed window to rear again enjoys the lovely views. Radiator.

**BEDROOM 3.** 11' 5" x 9' 11" (3.48m x 3.02m) Double glazed window again with views. Radiator.



**BATHROOM/W.C.** Comprising panelled bath with mixer tap and shower attachment. Low level W.C. Twin vanity units with inset washbasins. Shower enclosure with independent electric shower. Heated towel rail. Double glazed window.

#### ANNEXE

**GROUND FLOOR.** Double glazed entrance door to hallway from the front of the house.

**SHOWER ROOM/W.C.** Comprising walk in double shower, low level W.C. and pedestal wash basin. Heated towel rail. Double glazed window.

**LOUNGE AREA.** 7' 6" x 10' 4" (2.28m x 3.15m) Double glazed window to rear again enjoying open, sea and coastal views. Double glazed door to side with access steps to the rear garden. Radiator. Staircase to first floor bedroom.

**KITCHEN AREA.** 10' 6" x 8' 7" (3.20m x 2.61m) Fitted wall and base cupboards, worktop with inset stainless steel sink and drainer. Space for cooker. Plumbing/space for washing machine. Radiator. Wall mounted 'Alpha' boiler.

**ANNEXE FIRST FLOOR BEDROOM.** 18' 7" x 8' 8" (5.66m x 2.64m) overall. Dual aspect room again with sea and coastal views to the rear. Staircase to the ground floor.

#### OUTSIDE.

To the **FRONT** of the property there is ample driveway parking provided and a small part walled patio. Gate at side leads to the rear garden.

**GARAGE.** 17' 10" x 10' 4" (5.43m x 3.15m)

**REAR GARDEN.** A good size rear garden, again enjoying the lovely sea and open views. The garden is mainly laid to lawn with various inset shrubs and trees. Patio seating area. Under house storage.

**COUNCIL TAX BAND: E**

**MAIN HOUSE ENERGY RATING: D**

**ANNEXE ENERGY RATING: D**

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

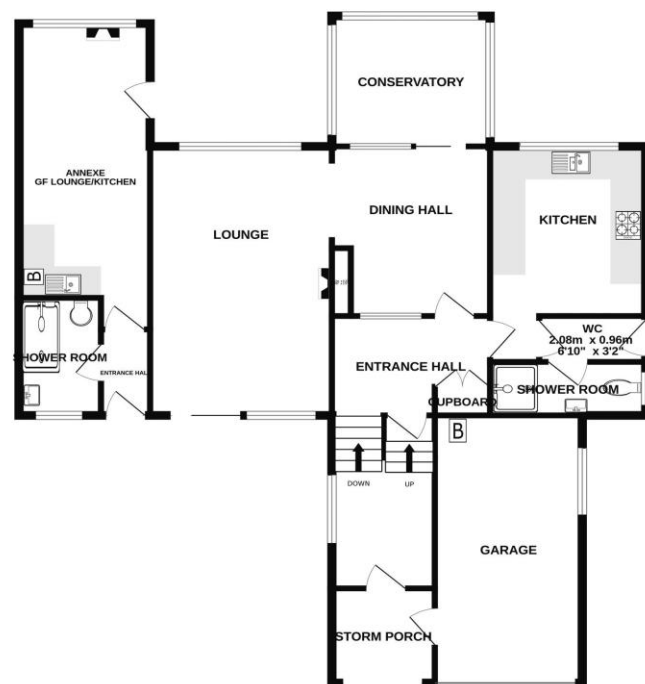


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

Ref C0005544 Written by: R.C

**Grange View, Goodrington, Paignton, TQ4 7JF**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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LAYOUT GUIDE ONLY – NOT TO SCALE



**Superb open, sea and coastal views** are enjoyed from this individual **THREE BEDROOM DETACHED HOUSE WITH ADDITIONAL ONE BEDROOM ANNEXE** which has been designed to have a sea view from virtually every window and the rear garden. The extensive and versatile accommodation is currently arranged to provide a spacious three bedroom house and self contained one bedroom annexe, ideal for dependent relative, home and income etc. if preferred the annexe could easily be incorporated into the house.

The property which now requires some updating and refreshment, has lots of space and flexibility with three reception rooms, which includes a conservatory at the rear again having superb views. Outside there is ample parking space to the front and a large garden to the rear. Internal viewing advised. Grange View is conveniently situated for primary schools at Roselands or Whiterock, and a bus service passes the door. Local shops are close by at Goodrington Road and Cherry Brook Square. Goodrington Sands and Paignton town centre are also within easy reach.

**£445,000 Freehold**