

## Oyster Bend, Goodrington, Paignton, TQ4 6NL



A **FOUR BEDROOM BUNGALOW** (linked only by garage and utility space) enjoying sea views over the bay towards Berry Head, standing in a generous size level garden in this ever popular location with direct access just across the road to the South West Coastal Path and Oyster Cove. The bungalow offers well proportioned accommodation with the lounge and separate dining room enjoying the sea views. The kitchen is complimented by a useful covered utility area. All of the four bedrooms overlook the sunny rear garden with the shower room adjacent. There is ample off road parking and garage. There is gas fired central heating and double glazing. New carpets have recently been fitted. The bungalow is offered for sale chain free, however it would benefit from re-fitting and refinishing. The local shops and main "Number 12" bus service at Waterside are just around the corner. The town centre and sea front of Paignton are less than two miles away, with supermarkets and retail park easily reached via Goodrington Road.

**Offers in Excess of £425,000 Freehold**

**ENTRANCE LOBBY** uPVC front door. Inner door to:

**ENTRANCE HALL** A wide and welcoming entrance. Two handy storage cupboards.

**LOUNGE** 19' 0" x 13' 1" (5.79m x 3.98m) Sliding patio entrance doors enjoying the sea views. High lofted ceiling. Tiled fireplace. Wide archway opens to:

**DINING ROOM** 11' 2" x 9' 0" (3.40m x 2.74m) A double aspect room also enjoying the sea views. (Please note the gas fire is non operational). Door to:

**KITCHEN** 11' 1" x 9' 6" (3.38m x 2.89m) Fitted with a comprehensive range of wood effect faced wall and base units with granite effect work tops. Part tiled walls. Enamel sink unit. Four ring electric hob with cooker hood over. Built in electric oven. Integrated dishwasher and fridge. Door to:

**COVERED UTILITY SPACE** 15' 8" x 8' 2" (4.77m x 2.49m) Doors to front and rear. Plumbing for washing machine.

**BEDROOM 1** 14' 4" (maximum) x 10' 5" (4.37m x 3.17m) Original fireplace

**BEDROOM 2** 14' 4" (maximum) x 8' 4" (4.37m x 2.54m) Sliding patio door opens onto the garden.

**BEDROOM 3** 12' 7" x 8' 0" (3.83m x 2.44m) Built in wardrobe.

**BEDROOM 4** 9' 0" x 7' 4" (2.74m x 2.23m) Built in wardrobe. Wall mounted gas boiler.

**SHOWER ROOM/W.C.** 8' 5" x 6' 0" (2.56m x 1.83m) Walk in shower, pedestal basin and close coupled W.C. Part tiled walls.

**OUTSIDE.** Block paved driveway providing ample off road parking leads to:

**ATTACHED GARAGE** 16' 2" x 8' 4" (4.92m x 2.54m) Up and over door. Power, light and tap.

**FRONT GARDEN.** Lawn, and borders enjoying the sea view towards Berry Head.

**REAR GARDEN** enjoying a south westerly facing aspect. Laid to lawn with borders, hedging and mature planting. Sunny seating area.

**COUNCIL TAX BAND** D

**RPC RATING** E

**MOBILE AND BROADBAND** The Ofcom website indicates that both mobile and broadband coverage is available in this area.



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 C0005579 Written by: Jonathan Bye.