

Composite entrance door opening to:

#### ENTRANCE PORCH.

Laminate flooring. Storage cupboard. Glazed window and inner door to:

#### ENTRANCE HALL.

Laminate flooring. Open tread staircase to the first floor. Shelved storage cupboard and further storage cupboard. Radiator. Double cloaks cupboard.

#### LOUNGE. 16' 9" x 13' 9" (5.10m x 4.19m)

A dual aspect generous size lounge enjoying a sunny aspect and open outlook over Clennon Valley and Goodrington towards the sea and coastline. Fitted fire surround. Two radiators.

#### KITCHEN. 13' 2" x 7' 10" (4.01m x 2.39m) approx

Modern fitted kitchen with navy blue fronted wall and base cupboards, wide pan drawers and marble style working surfaces with inset stainless-steel sink. Integral dishwasher and fridge/freezer. Space/plumbing for washing machine. Metro tiled surrounds. Double glazed window to front with open outlook and double glazed door to rear. Radiator.

#### DINING ROOM/BEDROOM 5. 13' 10" x 8' 11" (4.21m x 2.72m) max.

Double glazed window to rear overlooking the garden. Radiator.

#### BEDROOM 1. 12' 4" x 10' 7" (3.76m x 3.22m)

Double glazed window to side. Radiator. Built in double wardrobes. Washbasin.

#### BEDROOM 2. 13' 6" x 7' 10" (4.11m x 2.39m)

Double glazed window to rear overlooking the garden. Radiator.

#### GROUND FLOOR SHOWER ROOM/W.C. 8' 2" x 5' 10" (2.49m x 1.78m)

Comprising double shower enclosure with fitted shower. Close coupled W.C. Two drawer vanity unit with inset washbasin and mixer tap. Two modern white bathroom storage units. Tiled walls and flooring. Heated towel rail. Double glazed window.

#### FIRST FLOOR

Landing with two storage cupboards and access to under eaves space. Doors to:



#### LOFT BEDROOM 3. 12' 6" x 13' 11" (3.81m x 4.24m) (some Ltd head room)

A dual aspect room with fabulous open views across Clennon Valley and across Goodrington, over the sea to Berry Head. Built in double wardrobe. Cupboard. Vanity unit with inset washbasin. Radiator. Access to under eaves space.

#### LOFT BEDROOM 4. 11' 3" x 7' 1" (3.43m x 2.16m) approx. (some Ltd head room)

Double glazed window to rear. Radiator.

**OUTSIDE,** Double width block paved driveway to front leading to:

#### INTEGRAL GARAGE. 16' 10" x 13' 1" (5.13m x 3.98m)

Up and over door to front. Fitted cupboards. Power points.

#### GARDENS.

The front garden is landscaped in deep terraces with a variety of inset shrubs. Resin bound steps lead up to the front entrance and terrace with balustrade surrounding. A pathway with gate to side leads to the rear garden. The elevated rear garden enjoys good privacy and has a distant view to Berry Head. There is a lawn and various seating areas. Garden Shed.

#### GARDENERS W.C.

There is a secondary W.C. located outside the property adjacent to the kitchen door with wall mounted Worcester boiler and hand basin.

#### COUNCIL TAX BAND: E

#### ENERGY RATING: D

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

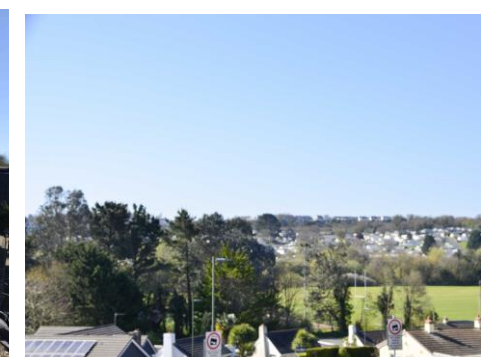


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

Ref C0005599 Written by: R.C



## Penwill Way, Goodrington, Paignton, TQ4 5JN



Enjoying a lovely open outlook over Clennon Valley and Goodrington, towards the sea and Berry Head, this very versatile 4/5 bedroom **DETACHED CHALET BUNGALOW** is located at the lower end of Penwill Way, just a short walk away from Clennon Valley, Goodrington Sands, the coastal footpath and Paignton town centre beyond, with its array of shops harbour and sea front. Five local supermarkets are easily reached a short drive away, along with the Torbay ring road. This deceptive and spacious home has much to offer and really needs to be viewed internally to appreciate the space, the accommodation is very flexible and if required can offer up to five double bedrooms. There is a modern kitchen and light and bright lounge which enjoy the lovely outlook. There is a shower room/w.c. dining room/bedroom and two further double bedrooms on the ground floor. The first floor offers two double bedrooms and there is scope to add a further bathroom. Outside there is a secondary W.C. which is where the boiler is located. The front and rear gardens are part landscaped and there is driveway parking for two cars and integral garage. Viewing is recommended.

**£379,950 Freehold**

LAYOUT GUIDE ONLY – NOT TO SCALE