

ENTRANCE LEVEL. Double glazed entrance door leads to:

ENTRANCE HALL. Double glazed window. Radiator. Staircase to the second floor.

CLOAKS/W.C. Comprising white close coupled W.C. and vanity unit with inset hand basin. Smart tiled surrounds. Double glazed window.

UTILITY/OFFICE (PART OF FORMER GARAGE).

13' 5" x 8' 0" (4.09m x 2.44m) Fitted worktop/workstation and range of kitchen wall and base kitchen units with worktops and inset stainless steel sink and drainer. Cupboard housing electric and gas meters.

LOUNGE. 13' 11" x 11' 10" (4.24m x 3.60m)

A super dual aspect lounge which enjoys lovely views across Goodrington towards the sea and coastline. Fitted fire surround. Radiator. Door to staircase leading to the ground floor.

GROUND FLOOR

KITCHEN/DINING ROOM. 14' 10" x 13' 11" (4.52m x 4.24m)

Modern fitted kitchen with excellent range of grey units and kitchen island with breakfast bar areas. Marble style working surfaces and inset one and a half bowl stainless steel sink and drainer. Tiled surrounds. 'New World' range style cooker with wide cooker hood over. Ample space for dining room table and chairs. Double glazed window and patio door opening to a BALCONY. A fabulous spot to sit and relax enjoying the views!

UTILITY AREA. 5' 11" x 5' 6" (1.80m x 1.68m)

Fitted worktop with space beneath for washing machine and tumble dryer. Fitted shelving. Wall mounted Worcester boiler (installed Dec 2023). Double glazed door to side and the garden. Further door to large under house store area.

SECOND FLOOR

BEDROOM 1. 10' 8" x 10' 3" (3.25m x 3.12m)

Double glazed window to front. Radiator. Mirror fronted double wardrobe. Door to:

EN SUITE SHOWER ROOM/W.C.

Comprising corner shower enclosure with 'Triton' independent electric shower, white vanity cupboard with inset washbasin and close coupled W.C. Tiled surrounds. Extractor fan.

BEDROOM 2. 11' 11" x 7' 8" + door recess (3.63m x 2.34m)

Built in cupboard/wardrobe. Double glazed window to rear enjoying super, elevated sea and coastal views. Radiator.



BEDROOM 3. 9' 2" x 5' 10" (2.79m x 1.78m)

Double glazed window to rear again enjoying views. Radiator.

FAMILY BATHROOM/W.C.

Comprising suite of white shower bath with shower screen & 'Triton' independent electric shower over. Low level W.C. and pedestal wash basin. Tiled walls and flooring. Heated towel rail. Fitted cupboard. Double glazed window.

OUTSIDE

To the front of the house there is a brick paved driveway providing parking for two vehicles. This leads to the former garage which has a roller door to front giving useful storage space and a stud wall with office/utility beyond which is accessed internally.

A gate and steps to the side of the house lead down to the pretty rear garden which has a decked seating area and small lawn. Under decking storage area.

COUNCIL TAX BAND: C

ENERGY RATING: C

NOTE: 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 reception.



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 C0005607 Written by: R.C

Grange Heights, Goodrington, Paignton, TQ4 7JQ

2ND FLOOR
45.0 sq.m. (485 sq.ft.) approx.



GROUND FLOOR
35.3 sq.m. (380 sq.ft.) approx.



1ST FLOOR
44.9 sq.m. (483 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE



A deceptively spacious **THREE BEDROOM SEMI DETACHED HOUSE**, benefiting from super **open, sea and coastal views** from the rear elevation. The well presented accommodation which is arranged over three floors, offers lots of storage space along with cloaks/w.c. light and bright lounge, modern kitchen/dining room which has a lovely balcony leading off, providing a perfect spot to sit and enjoy the views. The kitchen/dining room has a utility area leading off along with access to the garden and a large storage/hobby room. In addition, a very useful room has been created from part of the former garage which has office space and further fitted kitchen, the remainder of the former garage is storage space with roller door to front. There are three bedrooms on the second floor, the principal having an en suite shower room, the remaining two bedrooms enjoy elevated sea and coastal views. A smart family bathroom concludes the accommodation. Outside there is driveway parking for two vehicles and a pretty rear garden with large decked seating area. Viewing advised!

£329,950 Freehold