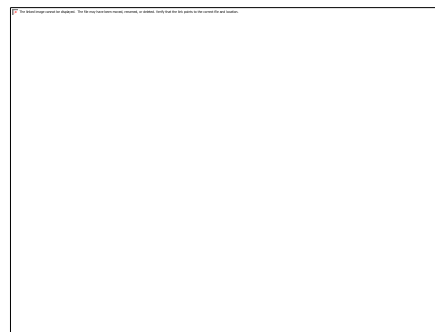


Goodrington Road, Paignton, TQ4 7HX



Positioned on a large, level garden plot, this beautifully presented, light and airy, **DETACHED THREE BEDROOM BUNGALOW** really is a gardeners dream with the benefit of easy, single storey living.

The bungalow is immaculate throughout and ready for a new owner to move straight in. It is also offered for sale with **NO ONWARD CHAIN**.

The accommodation offers a welcoming lounge with cosy fireplace and log burner, there are also French doors which open to the garden for the warmer months. The kitchen/dining room is a great size and has a good range of modern kitchen units with built in appliances and plentiful space for a table and chairs. There are three good size bedrooms and bathroom/w.c. and useful utility room to the rear of the garage.

A long driveway to front provides plentiful parking along with the garage. Internal viewing is highly recommended. Goodrington Road has good access for several supermarkets as well as a local convenience store with sub post office within walking distance. Whiterock primary school is also close-by. The Torbay Ring Road is easily accessible and the stunning coastline and beaches are less than one mile distant.

£425,000 Freehold

ENTRANCE PORCH.

Composite entrance door and double glazed window.
Courtesy light. Inner door to:

ENTRANCE HALL.

Recess for coat hanging space and cupboard to side for storage. Loft access hatch. Radiator.

LOUNGE. 17' 2" x 13' 10" (5.23m x 4.21m)

A super living room with double glazed windows and French doors overlooking and enjoying the rear garden. Brick faced fireplace with fitted log burner and fitted shelving to one side. Radiator.

KITCHEN/DINING ROOM. 19' 1" x 10' 3" (5.81m x 3.12m)

A good size kitchen/dining room with ample space for table and chairs and fitted kitchen comprising excellent range of cream faced wall and base cupboards wide pan drawers and display cupboards, Integral dishwasher and bin cupboard. Built in Bosch electric oven and microwave, four burner gas hob with matching cooker hood over. Tiled surrounds. Radiator. Two double glazed windows and door to side access.

BEDROOM. 10' 11" x 10' 10" (3.32m x 3.30m)

Double glazed window to front. Radiator.

BEDROOM. 10' 11" x 10' 11" (3.32m x 3.32m)

Double glazed window to front. Radiator.

BEDROOM. 7' 10" x 8' 11" (2.39m x 2.72m)

Radiator. Double glazed window to side.

BATHROOM/W.C.

Comprising panelled bath with shower screen and mains fitted shower over. Fitted vanity unit with display shelf, inset washbasin and concealed flush W.C. L.E.D. mirror. Extractor fan. Double glazed window. Tiled walls and flooring. Linen cupboard housing Worcester boiler.

UTILITY ROOM 8' 7" x 8' 10" (2.61m x 2.69m)

Accessed from the rear garden. Fitted working surfaces with inset stainless steel sink and drainer. Base cupboards and spaces below for washing machine and tumble dryer. Space for further white goods.

OUTSIDE. Large level gardens surround the bungalow and are a real feature of the property, the rear garden enjoys a sunny southerly aspect and has a stone chipped seating area flanking the bungalow. There are a variety of well stocked flowerbeds along with vegetable beds, specimen trees, young fruit trees, greenhouse and shed. Perfect for the avid gardener!

A good size driveway to front providing ample parking leads to:

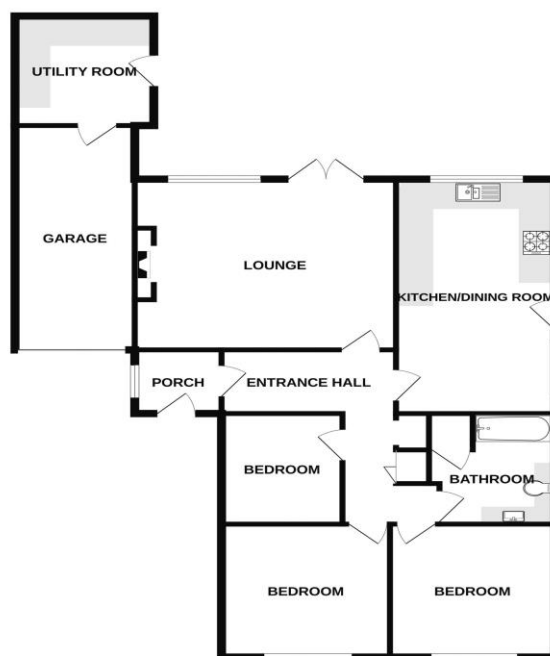
GARAGE. 18' 4" x 8' 1" (5.58m x 2.46m)

Up and over door to front. Door at rear opening to the utility room.

COUNCIL TAX BAND: D ENERGY RATING: D

NOTE: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for coverage. Ofcom suggests limited and likely on EE, O2, Three and Vodaphone

GROUND FLOOR
110.4 sq.m. (1189 sq.ft.) approx.



TOTAL FLOOR AREA : 110.4 sq.m. (1189 sq.ft.) approx.
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.
Made with Metaphor 2009.



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 B0009307 Written by: R.C