

**SAMPLE  
MILLS**



**Goodrington Road  
Paignton  
Devon**

**£350,000**  
FREEHOLD





Goodrington Road, Paignton, Devon

**£350,000 freehold**

A modern detached bungalow with spacious living accommodation, 2 bedrooms, 2 bathrooms, offering tremendous flexibility. The main living space is bright and welcoming with a generous lounge, contemporary kitchen and dining area, plus a separate snug, ideal for relaxing or entertaining. There is also the possibility of self-contained annexe, perfect for multigeneration use or guest accommodation.

Set in a large plot, the property boasts an ample driveway, parking with gated access and storage shed. The gardens are level and well maintained with lawned areas and there is also an outside garden studio and storage area.

The property is ideal for those looking for a property that is well proportion in size, offering level accommodation with easy access to all local amenities, Torbay, Brixham, A380 and Newton Abbot.

Viewing is recommended.



Door to:

### Entrance Hall

Doors off to:

### Lounge – 5.77m x 3.66m (18'11" x 12'0")

Large uPVC double glazed window looking over the front garden. Radiator x 2. TV point. Wooden flooring. French doors leading out to the rear patio.

### Kitchen: 4.37m x 2.48m (14'0" x 8'1")

Range of Matching wall and base units. Worktop surface areas. Partly tiled walls. Induction hob. Splashback. Built-in oven with cupboard space above and below. Sink unit with mixer tap over. uPVC double glazed window. Laminate flooring. Wall hung gas boiler serving hot water and central heating system. Plumbing for washing machine. Space for appliance. Double glass panelled doors lead to:

### Dining Room – 5.74m x 3.02m (18'10" x 9'11")

Light and airy room. uPVC double glazed windows to rear. Skylight window x 2. Glass door providing access to the rear garden. Mat well. Light wood laminate flooring.

### Snug – 3.18m x 3.05m (10'5" x 10'0")

Glass panelled French doors to the dining room. Glass panelled French door to the bedroom. TV point.

### Bedroom – 1 – 3.81m x 3.63m (12'6 x 11'11")

Large uPVC double glazed window facing the front. Radiator.

### Bathroom

Comprising 4 piece suite. Panelled bath. Corner shower cubicle, shower screen and fitted shower. Vanity wash-hand basin. Low level w/c. Ladder radiator. Obscure uPVC double glazed window. Laminate flooring.

### Bedroom 2 – 3.60m x 2.40m (11'10" x 7'10")

uPVC double glazed window. Spot lights. Glass door leading to the rear garden. Door to:

### En-Suite

Walk-in bath with integrated door making it ideal for people with mobility issues. Tiled walls. Extractor fan. Vanity wash-hand basin. Low level w/c. Obscure uPVC double glazed window.

### Staircase leading to First Floor Landing

### Attic Room – 6.93m x 4.69m (22'9" x 15'5")

Velux window x 2. Cupboard space. Fluorescent lighting.

### Attic Room – 3.99m x 2.57m (13'1" x 8'5")

Velux window x 2. Cupboard space. Fluorescent lighting.

### Garden Studio – 2.92m x 2.92m (9'7" x 9'7")

Ideal hobby room or home office.

### Outside

To the front of the property, there is a brick wall with wrought iron gates, leading to a tarmacked driveway with ample off road parking. There is a border with various shrubs and steps up to the front door.

To the rear of the property, is a good size level easy to maintain garden comprising a decked area, with balustrade, leading from the dining room down to a paved patio and covered seating area (which is also accessed off the bedroom). There is a lawn area and borders with various shrubs and plants. At the top of the garden, there is a versatile garden studio with a covered porch, which would make an ideal home office or hobby room. On the opposite side, there is a raised area with artificial grass.

### Agent's Note

Council Tax Band: 'D' Torbay

EPC Rating: 'C'

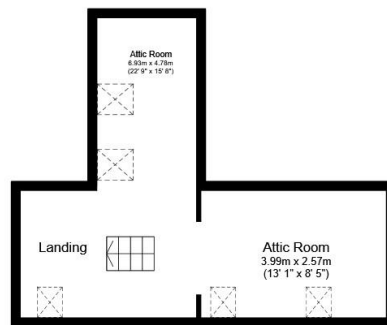
Long Term Flood Risk: Very Low





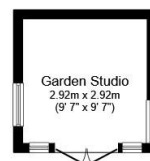
### Ground Floor

Floor area 111.8 sq.m. (1,204 sq.ft.)



### First Floor

Floor area 35.1 sq.m. (378 sq.ft.)



### Outbuilding

Floor area 8.5 sq.m. (92 sq.ft.)

Total floor area: 155.5 sq.m. (1,674 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
[sales@samplemills.co.uk](mailto:sales@samplemills.co.uk)

[www.samplemills.co.uk](http://www.samplemills.co.uk)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81   B    |
| 69-80 | C             | 69   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.