

CHRISTOPHER SCALES

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EVO<sup>®</sup> UK



**Goodrington, Paignton**

**£495,000**

Boasting far-reaching sea views towards Torquay, this spacious detached home in Goodrington offers comfortable living with generous accommodation over two floors.

Positioned in a sought-after location, Goodrington provides an excellent range of local amenities including a parade of shops, takeaways and convenience stores, pubs and the superb Goodrington Sands and seafront with a further range of restaurants, leisure facilities and Youngs Park recreational ground. Paignton town is approximately 1 mile distant and offers a further varied range of shopping facilities, bus station and railway station.

Approached via a driveway providing off-road parking, leading to an integral garage, steps then lead to the front door. The spacious reception hall with stairs to the first floor, then leads to the principal ground floor rooms. The spacious sitting room is a bright and inviting space, enhanced by a feature circular window and bi-fold doors that open directly onto the rear garden. Adjacent to this is the open-plan kitchen/diner, with the dining area benefiting from direct access on to a covered patio. The ground floor offers bedroom one, a double room with sea views towards Torquay and benefiting from an en-suite shower room, and there is a WC located off the reception hall. On the first floor the landing provides access to two additional double bedrooms, each offering good space. Bedroom two with sea views towards Torquay and bedroom three with access to eaves storage. A separate shower room/WC completes the first-floor accommodation.

Externally is a large garden to the rear, accessible from both the sitting room and kitchen/diner onto a covered patio area which leads to a raised lawn enclosed by hedging and timber fencing, complete with a garden shed and further sea views. The tiered front garden is laid to stone chippings and planted with mature shrubs, with a concrete path leading to the front door and to a gated side access. The integral garage is accessed via an electric roller door and offers a generous space and convenient access to additional under-house storage.

**THE ACCOMMODATION COMPRISES,** UPVC obscure glazed door to:

**RECEPTION HALL** - 4.34m x 2.08m (14'3" x 6'10") Maximum measurements. Pendant light points, stairs with handrail to first floor, storage cupboard housing the electric meter and consumer unit, radiator with thermostat control, doors to:

**SITTING ROOM** - 5.77m x 4.04m (18'11" x 14'6") UPVC double glazed window to front aspect with sea views towards Torquay, wall light points, radiator with thermostat control, TV connection point, telephone point, feature circular window to side, double glazed bifold doors opening to the rear garden. Opening to:

**KITCHEN/DINER** - 5.64m x 3.18m (18'6" x 10'5")

**DINING AREA** Light point, UPVC double glazed window to rear aspect, radiator with thermostat control, UPVC double glazed door opening onto the rear garden.

**KITCHEN AREA** Directional spotlights, UPVC double glazed window to rear aspect. Fitted kitchen comprising a range of base and drawer units with work surfaces over, space for electric range style cooker with extractor over, inset sink and drainer with mixer tap over, matching wall cabinets, space and plumbing for washing machine, space for under worktop appliance, space for upright fridge freezer.

**BEDROOM ONE** - 4.32m x 3.28m (14'2" x 10'9") Pendant light point, UPVC double glazed window to front aspect with sea views towards Torquay, radiator with thermostat control, door to:





**ENSUITE SHOWER ROOM/WC** - 2.36m x 2.36m (7'9" x 7'9") Directional spotlights, UPVC obscure glazed window. Comprising shower cubicle with sliding door, vanity unit with inset wash hand basin, WC, heated towel rail.

**GROUND FLOOR WC** - 2.36m x 0.69m (7'9" x 2'3") Pendant light point, WC and wash hand basin, extractor fan.

**FIRST FLOOR LANDING** Pendant light point, Velux window, smoke detector, doors to:

**BEDROOM TWO** - 4.42m x 3.56m (14'6" x 11'8") Directional spotlights, UPVC double glazed window to side and with sea views towards Torquay, radiator with thermostat control, TV connection point.

**BEDROOM THREE** - 3.48m x 3.2m (11'5" x 10'6") Maximum measurements. Pendant light point, Velux window, radiator with thermostat control, cupboard housing the boiler, access to eaves storage.

**SHOWER ROOM/WC** - 1.63m x 1.4m (5'4" x 4'7") Directional spotlights, extractor fan, shower cubicle with bifold door, vanity unit with wash hand basin and splash back, heated towel rail.

#### **OUTSIDE**

**FRONT** - To the front of the property is a driveway providing off road parking and leading to the integral garage. Steps then lead to the front door. To the side is a tiered garden laid to stone chippings and planted with mature shrubs, and with a concrete path leading to a gated side access.

**REAR** - To the rear of the property is a large garden, accessed from the sitting room and kitchen diner onto a covered patio/seating area with pathway to either side of the property. Steps lead onto a raised lawn area enclosed by hedge and timber fence with a garden shed and sea views towards Torquay.

**INTEGRAL GARAGE** - 6.98m x 3.1m (22'11" x 10'2") Electric roller door, strip lights, power points, gas meter, access to further under house storage with light point and shelving.

#### **USEFUL INFORMATION**

Tenure – Freehold

Age - 1980's

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band E

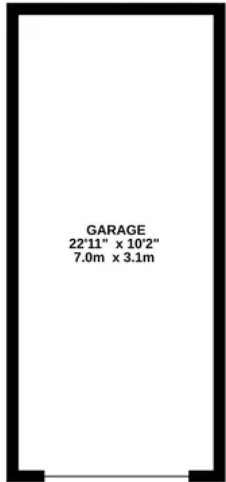
EPC Rating - EPC Rating - C/73 - Potential B/85

Broadband - To be confirmed

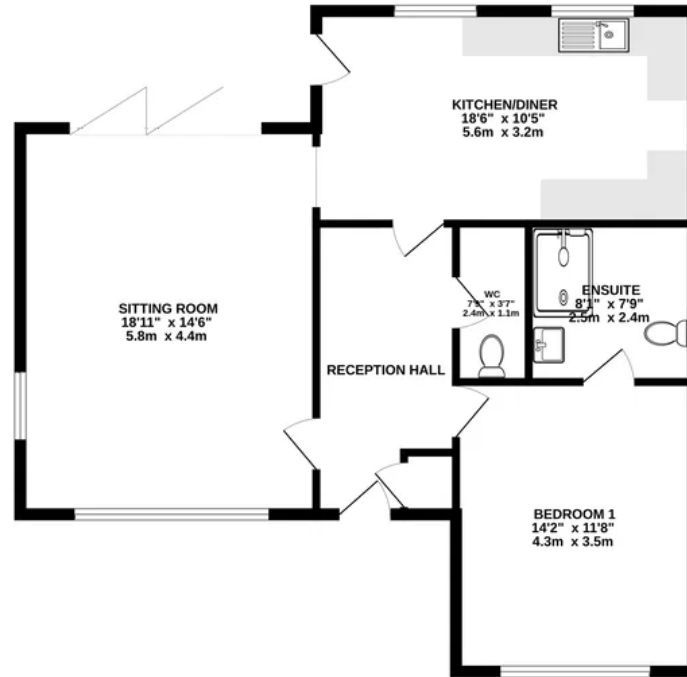
Mobile - To be confirmed



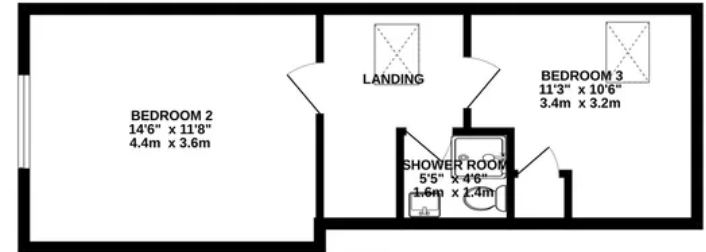
BASEMENT  
232 sq.ft. (21.5 sq.m.) approx.



GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 sq.m.) 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.  
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# CHRISTOPHER SCALES

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