

Louville Close, Goodrington, Paignton, TQ4 6RB

EricLloyd &Co.





£180,000 Leasehold

Situated within the popular residential area of Goodrington, Paignton, this **TWO BEDROOM MAISONETTE** is offered for sale with **NO ONWARD CHAIN** and benefits from its own parking space to the front, together with a good-sized enclosed rear garden.

The property offers well-proportioned accommodation arranged over two floors and would make an ideal purchase for first-time buyers, those looking to downsize or investors seeking a property in this convenient coastal location.

Goodrington is a well-regarded area of Paignton, particularly popular for its proximity to the beautiful South Devon coastline. The nearby Goodrington Sands offers an attractive stretch of sandy beach, with scenic coastal walks, open spaces and local leisure facilities close at hand. Paignton town centre provides a wider range of shopping facilities, supermarkets, cafés, restaurants and other amenities, together with a mainline railway station offering connections to the wider rail network. The area also benefits from convenient access to local bus services and road links, making it a practical location for both everyday living and enjoying the surrounding attractions of Torbay.

The accommodation is approached via a uPVC double glazed front door opening into the entrance hallway, where stairs rise to the first floor and a useful cloakroom/W.C. is situated, fitted with a low-level W.C. and handbasin.

The kitchen is fitted with a range of wood-effect wall and base units complemented by roll-edge working surfaces and an inset stainless steel sink and drainer. There is a built-in electric oven with gas hob and cooker hood over, together with ample space for additional white goods. A wall-mounted Viessmann gas-fired combination boiler provides the domestic hot water and central heating.

To the rear of the property, the lounge enjoys a pleasant open outlook and benefits from an additional side-facing window, allowing natural light into the room. There is also useful access to an understairs storage cupboard.

Stairs lead to the first floor landing, which has a loft hatch and provides access to the two double bedrooms. The front-facing bedroom benefits from built-in storage incorporating a linen cupboard, whilst the rear bedroom enjoys the attractive outlook to the rear. The bathroom/W.C. is fitted with a white suite comprising a panelled bath with shower fitted over, pedestal washbasin and low-level W.C. Further benefits include gas-fired central heating and uPVC double glazed windows throughout.

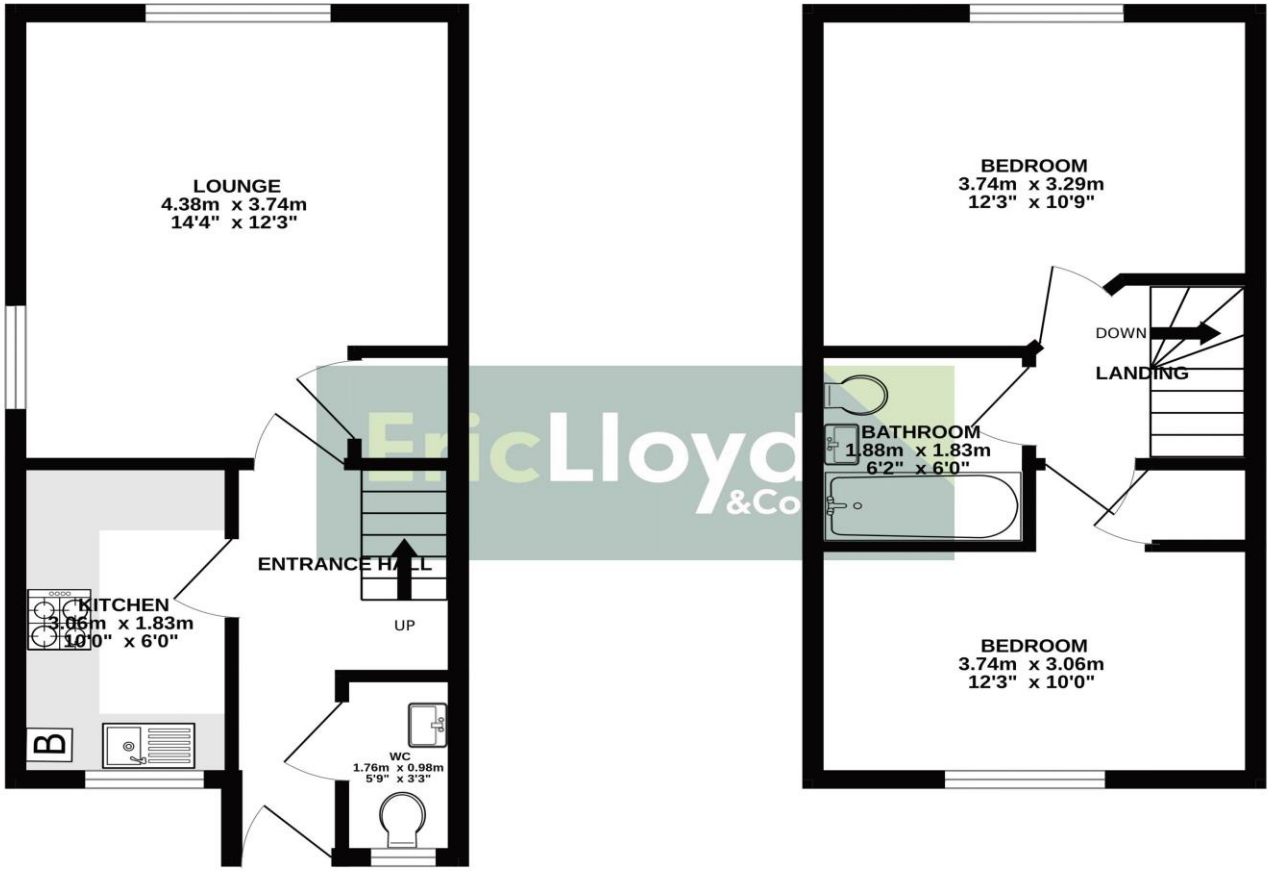
To the front of the property there is a designated parking space, with additional visitor parking alongside. A shared access pathway runs alongside the building and leads down to a useful external storage cupboard housing the gas and electricity meters. The pathway continues to the rear, where a gate opens into a good-sized enclosed garden, providing an excellent outdoor space for relaxing, gardening or entertaining.

An excellent opportunity to acquire a two bedroom maisonette in a popular Goodrington location, with the added advantages of parking, an enclosed rear garden and no onward chain.

LEASE INFO: A 999 year lease is in place which runs from June 1997. No ground rent. Maintenance is on an 'as and when' basis. The owner is responsible for their part of the building for repairs.

ENRANCE FLOOR
29.3 sq.m. (315 sq.ft.) approx.

1ST FLOOR
27.8 sq.m. (300 sq.ft.) approx.



TOTAL FLOOR AREA : 57.1 sq.m. (615 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.
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ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance EE 84% / THREE 81% / VODAPHONE 75% / O2 70%

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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