

Daveys Elm View, Goodrington, Paignton, TQ4 7ES

Eric Lloyd &Co.





£285,000 Freehold

Offered for sale with **NO ONWARD CHAIN**, this well-presented **THREE BEDROOM HOUSE** occupies a convenient position within the popular residential area of Goodrington, enjoying easy access to a range of local amenities, transport links and the beautiful South Devon coastline.

The property is ideally situated with local shops within walking distance, a nearby bus stop on Dartmouth Road providing excellent public transport connections, and Goodrington Beach located less than a mile away. Paignton Town Centre, with its wider selection of shops, restaurants and leisure facilities, is also just a couple of miles from the property.

To the front, the home benefits from a tandem double driveway providing off-road parking. The front door opens into a welcoming entrance hall, where there is a convenient downstairs W.C.
Positioned to one side is the spacious kitchen/dining room, fitted with a range of units and featuring an integrated electric oven, four-ring gas hob, integrated dishwasher and integrated fridge/freezer. There is ample room for a dining table and chairs, making this an ideal space for both everyday family living and entertaining.

A half flight of stairs descends to the lower ground floor, where a generous lounge provides a comfortable living space. Double-opening French doors lead directly out to the rear garden, allowing plenty of natural light to flood the room. There is also a large under-stairs storage cupboard, offering excellent practical storage.

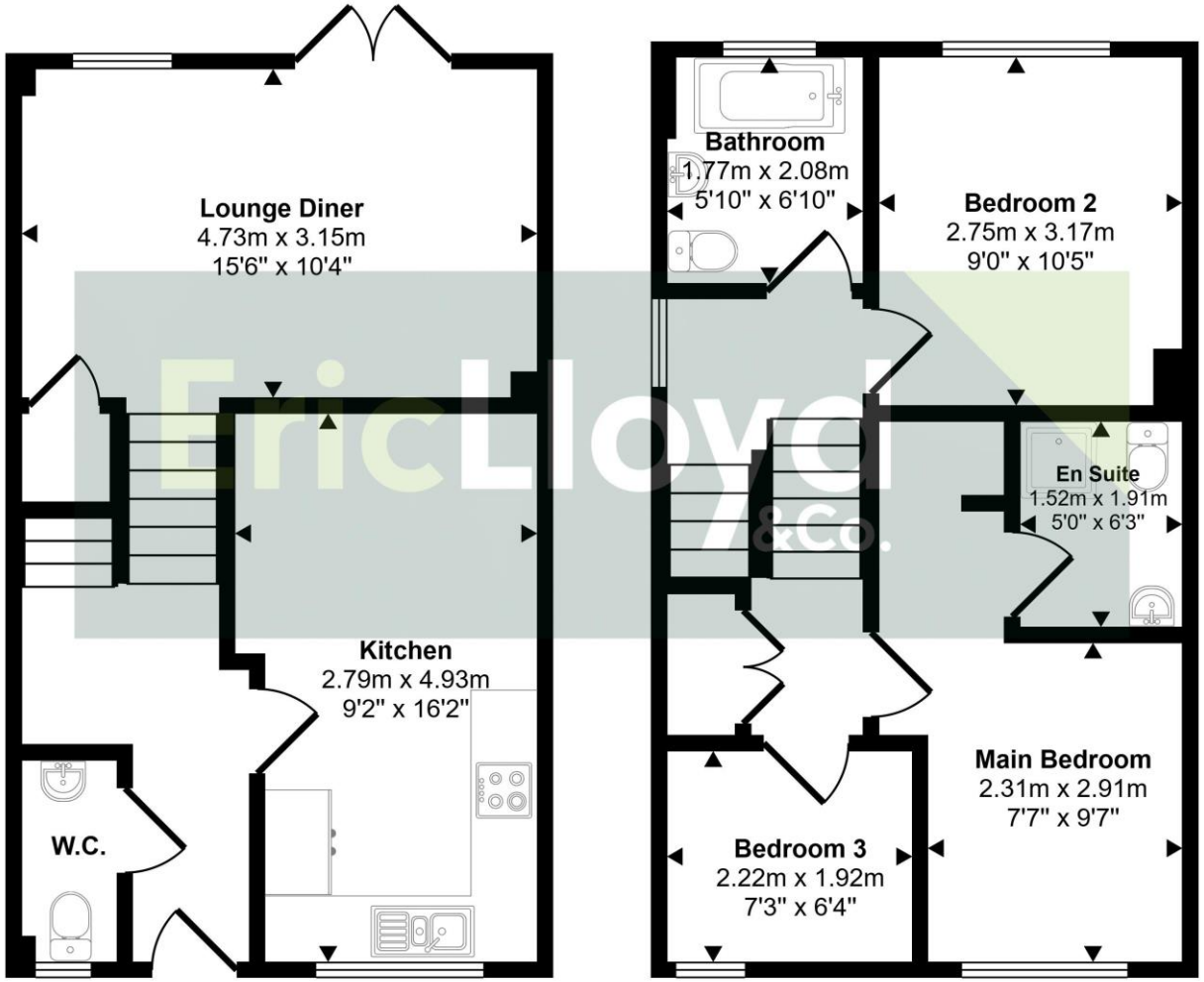
From the entrance hall, a further half flight of stairs rises to the first floor landing. Here you will find the family bathroom, fully tiled and fitted with a bath with shower over, pedestal wash hand basin and WC. Also on this level is the second bedroom, enjoying pleasant views over the rear garden.

Another half flight of stairs leads to the top floor, where the principal bedroom is located. This spacious room benefits from its own en-suite shower room and a useful dressing recess, ideal for wardrobes and additional storage. Also on this floor is the third bedroom, perfectly suited as a nursery, child's room, home office or occasional guest bedroom.

Outside, the enclosed rear garden features a patio area immediately adjoining the property, providing an excellent space for outdoor dining and relaxation. Beyond is a lawned garden, while gated side access leads around to the front driveway.

An excellent opportunity to acquire a versatile family home in a sought-after coastal location.

Approx Gross Internal Area
78 sq m / 836 sq ft



Ground Floor
Approx 39 sq m / 419 sq ft

First Floor
Approx 39 sq m / 417 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.








ENERGY PERFORMANCE RATING: C COUNCIL TAX BAND: D

AGENTS NOTES: This property is on all mains services. The Ofcom website indicates that broadband and mobile phone reception are available at this address.

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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