

Horseshoe Bend, Goodrington,Paignton, TQ4 6NH

Eric Lloyd &Co.

www.ericlloyd.co.uk





£450,000 Freehold

A SPACIOUS THREE BEDROOM DETACHED BUNGALOW SET WITHIN A GENEROUS GARDEN PLOT WITH SOME SEA VIEWS, OFFERING EXCELLENT POTENTIAL AND SITUATED IN A SUPERB COASTAL LOCATION.
NO ONWARD CHAIN.

Occupying a particularly attractive position within the ever-popular coastal area of Goodrington, this spacious **THREE BEDROOM BUNGALOW** offers an exciting opportunity for a purchaser seeking a property with considerable potential. Standing within a generous plot with mature gardens surrounding the property, the bungalow would benefit from a programme of modernisation and updating, allowing the successful purchaser to create a wonderful home tailored to their own tastes and requirements.

One of the property's greatest attractions is its superb location, being within close proximity of the picturesque coastal footpath, which winds its way along this beautiful stretch of South Devon coastline, providing access to an array of stunning beaches, secluded coves and delightful coastal scenery. The nearby towns of Paignton and Brixham are also readily accessible, whilst local shopping facilities and a regular bus service can be found just a short walk away at Three Beaches Shopping Parade.

The accommodation is approached via a spacious entrance hall, providing access to the principal rooms. The particularly generous double aspect living room enjoys an abundance of natural light from three windows, with some pleasant sea views enjoyed beyond the gardens and neighbouring properties. A stone-effect fireplace incorporating a fitted gas fire provides a focal point, whilst a further door gives direct access onto the side garden.

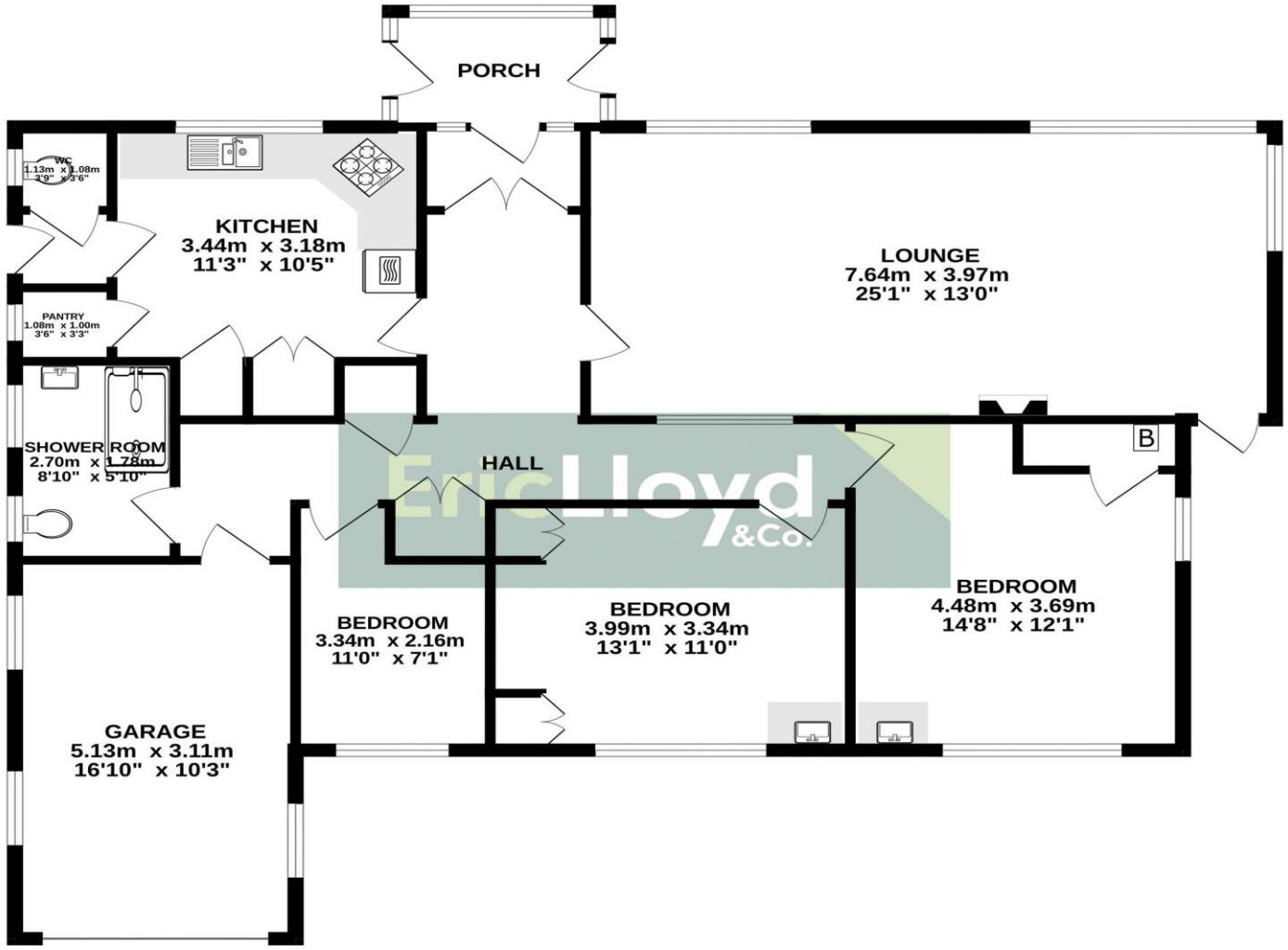
The kitchen is fitted with a range of oak-style wall and base units with adjoining work surfaces, together with a built-in double oven and grill and a separate hob. There is a useful pantry cupboard and an additional shelved storage cupboard, whilst the rear-facing window also enjoys a view towards the sea. A door leads through to a side lobby with a useful separate W.C.

There are three well-proportioned bedrooms, one of which benefits from fitted wardrobes, together with a shower room comprising a double-sized shower and W.C. A door from the inner hallway provides access to the integral single garage, which has an electric roller door opening onto the driveway.

Externally, the property stands within mature gardens which extend around the bungalow and provide a wonderful sense of space and privacy. The gardens are predominantly laid to lawn with well-stocked flower and shrub borders, together with a dedicated vegetable garden area and two greenhouses, making this an ideal setting for gardening enthusiasts or those simply wishing to enjoy the outdoor space.

Offered for sale with **NO ONWARD CHAIN**, this is a rare opportunity to acquire a spacious detached bungalow in a highly desirable coastal setting, with tremendous scope to modernise, improve and create a superb home in a truly enviable location.

GROUND FLOOR
125.1 sq.m. (1347 sq.ft.) approx.



TOTAL FLOOR AREA : 125.1 sq.m. (1347 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: D

COUNCIL TAX BAND: E

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

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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