



Dartmouth Road, Goodrington, Paignton, TQ4 6NW



## £425,000 Freehold

An impressive **DETACHED FOUR BEDROOM FAMILY HOME** situated within the highly regarded Seafeld Estate, an attractive residential development constructed circa 2005. This well-designed property offers spacious and versatile accommodation, ideal for growing families seeking a comfortable home in a convenient coastal location.

The property enjoys excellent level access to the local shopping parade at Three Beaches, where a range of everyday amenities can be found. A nearby bus stop provides regular services to both Paignton and Brixham town centres, making commuting and day-to-day travel straightforward. One of the area's greatest attractions is the stunning South Devon coastline, with Goodrington Beach and several picturesque coves all within easy walking distance, offering wonderful opportunities for swimming, coastal walks and outdoor leisure. The accommodation is thoughtfully arranged and well proportioned throughout.

On entering the property, a welcoming entrance hall provides access to a convenient cloakroom/W.C and staircase rising to the first floor. To the front of the house is a generous kitchen/breakfast room, fitted with an excellent range of cream-fronted wall and base units complemented by wood-effect work surfaces and a one-and-a-quarter bowl sink and drainer. Integrated appliances include a fridge, freezer, built-in under-counter electric oven, gas hob and cooker hood. There is also space and plumbing for both a dishwasher and washing machine. A double-glazed window overlooks the front aspect.

The principal reception room is located at the rear of the property and enjoys views over the enclosed garden. This bright and comfortable living room features an attractive fire surround with a gas point for a fire, creating a warm and inviting atmosphere. A separate formal dining room offers an ideal space for entertaining and family gatherings, with useful understairs storage and patio doors opening directly onto the rear garden.

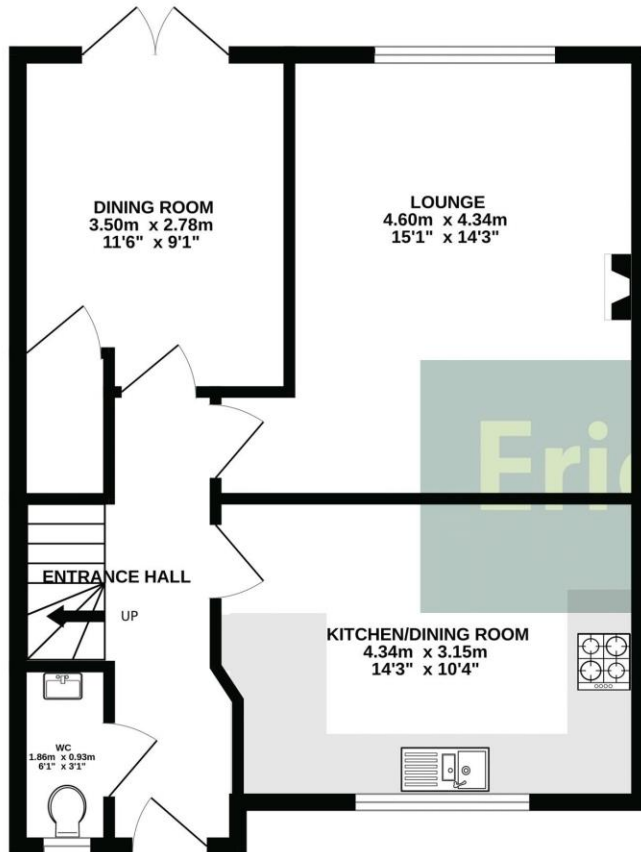
On the first floor are four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from its own en suite shower room, providing a practical and private retreat. Externally, the front garden is attractively landscaped with inset shrubs and a pathway leading to the side gate and rear garden.

The enclosed rear garden has been thoughtfully arranged with gravelled and seating areas, lawn and established flowerbeds, offering a safe and pleasant outdoor space for children and entertaining. A good size **GARAGE** is located to the rear of the garden, with a personal door for convenient access, an up-and-over door to the front, and a private parking space directly in front. Gas fired central heating is installed for hot water and heating supply and the house is double glazed throughout. Internal viewing is highly recommended.

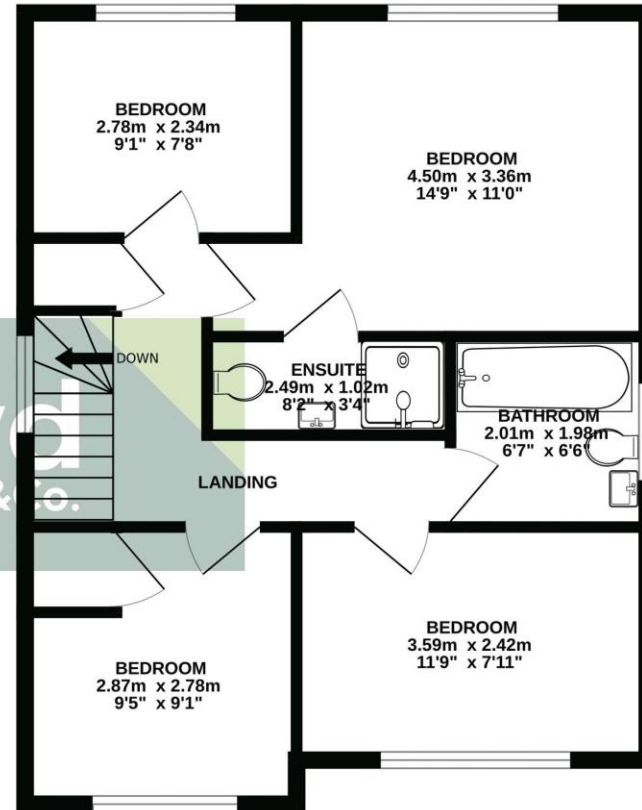
This is an excellent opportunity to acquire a spacious family home in a sought-after coastal setting, combining modern comfort with outstanding access to local amenities and beaches.



GROUND FLOOR  
50.2 sq.m. (540 sq.ft.) approx.



1ST FLOOR  
50.6 sq.m. (544 sq.ft.) approx.



TOTAL FLOOR AREA : 100.7 sq.m. (1084 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: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile reception is as follows: EE 82% / THREE 81% / VODAPHONE 72% / O2 65%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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&Co.

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