

Oyster Bend, Goodrington, Paignton, TQ4 6NL

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£439,000 Freehold

Situated in a highly sought-after residential address in Goodrington, this older-style **DETACHED BUNGALOW** enjoys some lovely sea and coastal views and offers an exciting opportunity for a purchaser seeking a property with considerable potential. Requiring comprehensive modernisation throughout, the bungalow provides a superb blank canvas for those wishing to create a home tailored to their own tastes and requirements, whilst making the most of its desirable position and attractive outlook.

The property is conveniently located within walking distance of the shopping parade at Three Beaches, providing a selection of local amenities for everyday needs. The number 12 bus route is also accessible along Dartmouth Road, offering convenient public transport links to the surrounding areas.

Externally, the property benefits from low-maintenance landscaped gardens to both the front and rear. A brick-paved driveway extends along the side of the bungalow, providing off-road parking and leading to an attached single garage. The rear garden is a particularly appealing feature, offering a good degree of space with established flowerbeds, seating areas and a pergola feature, creating an ideal setting for outdoor relaxation and entertaining.

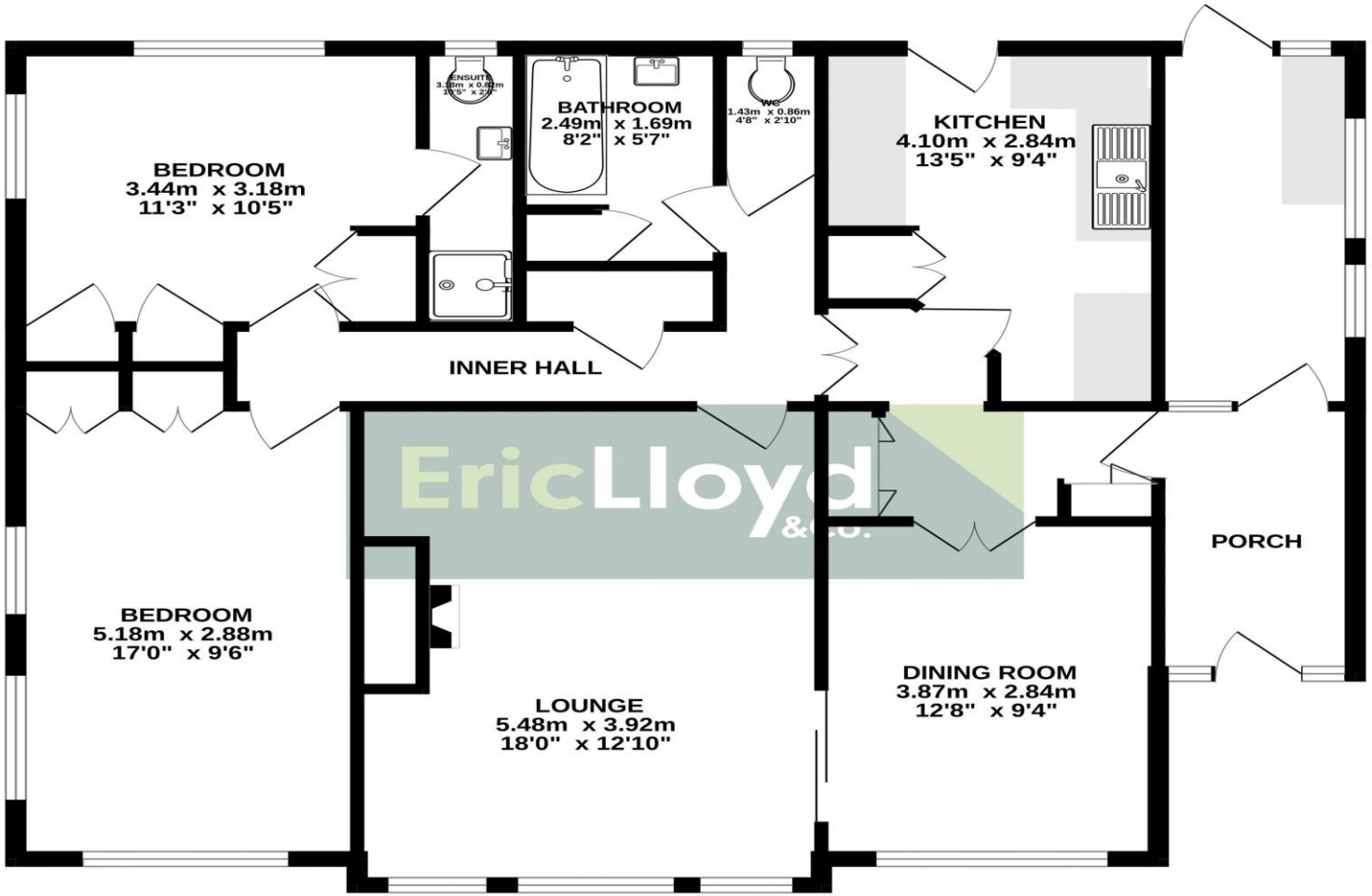
The accommodation begins with an entrance hall and lobby area, with a door providing direct access to the rear garden. The inner hallway with cloaks and linen/boiler cupboard leads to a good-sized separate dining room, positioned to the front of the property and enjoying the coastal views. Double doors open through to the generous living room, which features an impressive high ceiling, a fireplace with fitted gas fire and three front-facing windows that further enhance the room's outlook and natural light.

To the rear, the kitchen is of a good size and is fitted with wood-effect wall and base cupboards, offering scope for a complete redesign to suit modern living. There are two double bedrooms, one of which benefits from an en-suite shower room. A separate bathroom with W.C. completes the internal accommodation. Further features include gas-fired central heating, double and some triple glazed windows along with solar panels that are fitted to the rear roof, which may assist with energy efficiency. No further information regarding the solar panel installation is currently held.

Although the bungalow would benefit from a comprehensive programme of renovation and updating, its detached status, well-proportioned accommodation, gardens and attractive sea and coastal views combine to create an appealing proposition in this desirable location. Offering significant scope to improve, personalise and potentially add value, this is an excellent opportunity for buyers looking for a renovation project in a sought-after coastal setting. Early viewing is strongly recommended to appreciate the location, outlook and potential this property has to offer.

Paignton and Brixhams town centres with their array of shopping facilities, waterfronts and harbours are within easy reach. Local shops as mentioned are a short walk away at Three Beaches along with Goodrington sands and Youngs Park.

GROUND FLOOR
102.5 sq.m. (1103 sq.ft.) approx.



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TOTAL FLOOR AREA : 102.5 sq.m. (1103 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: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and 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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