



Grange Heights, Goodrington, Paignton, TQ4 7JQ

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£323,000 Freehold

Situated within a highly sought-after residential location in the popular Goodrington area of Paignton, this deceptively spacious **THREE BEDROOM SEMI DETACHED** family home enjoys some open sea and coastal views from the rear elevation.

Beautifully presented throughout and arranged over three well-planned floors, the property offers versatile accommodation, generous storage, and flexible living space ideally suited to modern family life.

Upon entering the property, a welcoming entrance hall leads to a convenient Cloakroom/W.C and a bright, spacious lounge, providing an ideal space for relaxation and entertaining. The lounge enjoys open and sea views stretching right across the bay to the coastline beyond.

On the lower floor the heart of the home is the modern, contemporary kitchen/dining room, thoughtfully designed with ample workspace, Kitchen Island with breakfast Bar area and fitted range style cooker. A particular feature is the attractive balcony leading directly from the kitchen/dining room, creating the perfect setting to enjoy morning coffee or evening drinks whilst taking in the super coastal outlook. Leading from the kitchen is a useful utility area with access to the rear garden, together with a substantial storage room offering excellent versatility.

Further enhancing the property's flexibility, on the entrance level, part of the former garage has been professionally converted to create a highly practical space complete with an additional fitted kitchen area. This adaptable room could equally serve as a home workspace, studio, consulting room or occasional guest accommodation. The remainder of the garage continues to provide valuable storage space and benefits from a roller door to the front.

The second floor comprises three well-proportioned bedrooms, including a generous principal bedroom featuring a modern en-suite shower room. The remaining two bedrooms enjoy elevated sea and coastal views, creating a wonderful sense of light and space. A stylish family bathroom completes the accommodation.

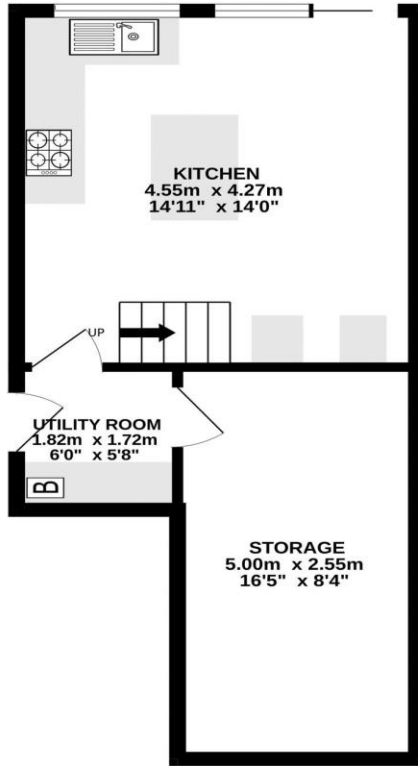
Externally, the property continues to impress. To the front, a private driveway provides off-road parking for two vehicles. To the rear, the enclosed garden has been thoughtfully landscaped and features a large decked seating area, perfectly positioned to maximise enjoyment of the views and provide an excellent space for outdoor dining and entertaining.

Grange Heights is conveniently located for a wide range of local amenities, schools, shops and transport links. The beautiful beaches of Goodrington Sands are within easy reach, along with scenic coastal walks, parks and leisure facilities. Paignton town centre, harbour and railway station are all readily accessible, making this an ideal location for families, professionals and those seeking a lifestyle close to the South Devon coastline.

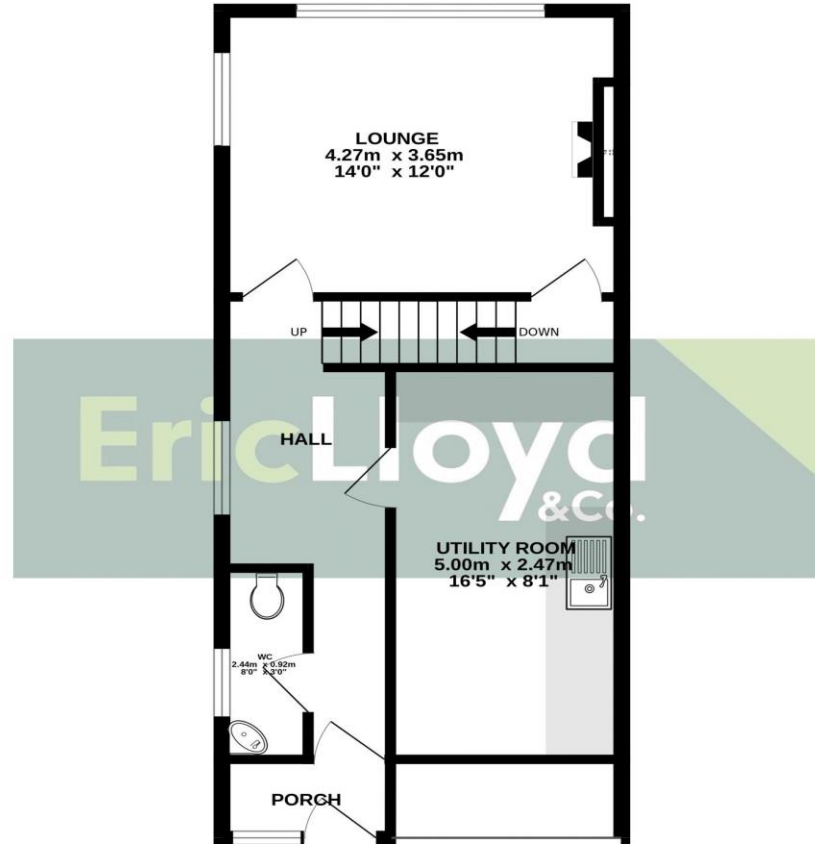
Combining spacious accommodation, exceptional versatility and super coastal views, this impressive home represents a rare opportunity to acquire a quality property in one of Paignton's most desirable residential locations.



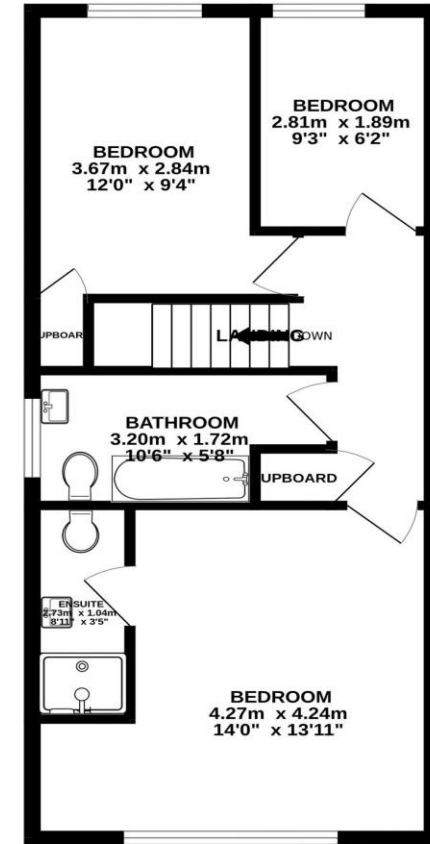
GROUND FLOOR
35.3 sq.m. (380 sq.ft.) approx.



1ST FLOOR
44.9 sq.m. (483 sq.ft.) approx.



2ND FLOOR
45.0 sq.m. (485 sq.ft.) approx.



TOTAL FLOOR AREA : 125.3 sq.m. (1348 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 broadband and mobile reception are available in this location.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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