

Seafields, Goodrington, Paignton, TQ4 6NY

Eric Lloyd & Co.

www.ericlloyd.co.uk





£399,950 Freehold

“A well-presented, spacious property situated in a highly sought after area of Goodrington”.

Situated in the popular coastal area of Goodrington, this **MODERN FOUR BEDROOM HOME** offers well-presented and versatile accommodation, ideally positioned for enjoying the beautiful South Devon coastline.

The property provides easy access to the picturesque coastal footpath and nearby beaches, while local amenities are conveniently available at the nearby Three Beaches shopping parade. A regular bus service provide links towards both Brixham and Paignton town centres.

The current owner has carried out a number of improvements during their ownership, resulting in a comfortable and well-maintained family home with the benefit of double glazing throughout and gas-fired central heating.

Upon entering, the welcoming entrance hall provides access to the principal reception rooms and a useful cloakroom/W.C. The generous kitchen/breakfast room is fitted with a range of modern units and includes an integrated dishwasher, washer/dryer and fridge/freezer. There is also a built-in electric double oven and grill, four-burner gas hob with cooker hood over, together with a window overlooking the front.

To the rear is a comfortable lounge featuring a fireplace with fitted gas fire and rear-facing window. The separate dining room benefits from French doors opening into the conservatory. This attractive additional reception space enjoys a tinted glazed roof, doors opening to both sides, a tiled floor and underfloor heating, making it a particularly versatile area for relaxing or entertaining all year round.

On the first floor, a spacious landing provides access to all four bedrooms and the family bathroom/W.C. An airing cupboard houses the Baxi gas boiler, which was installed in 2024.

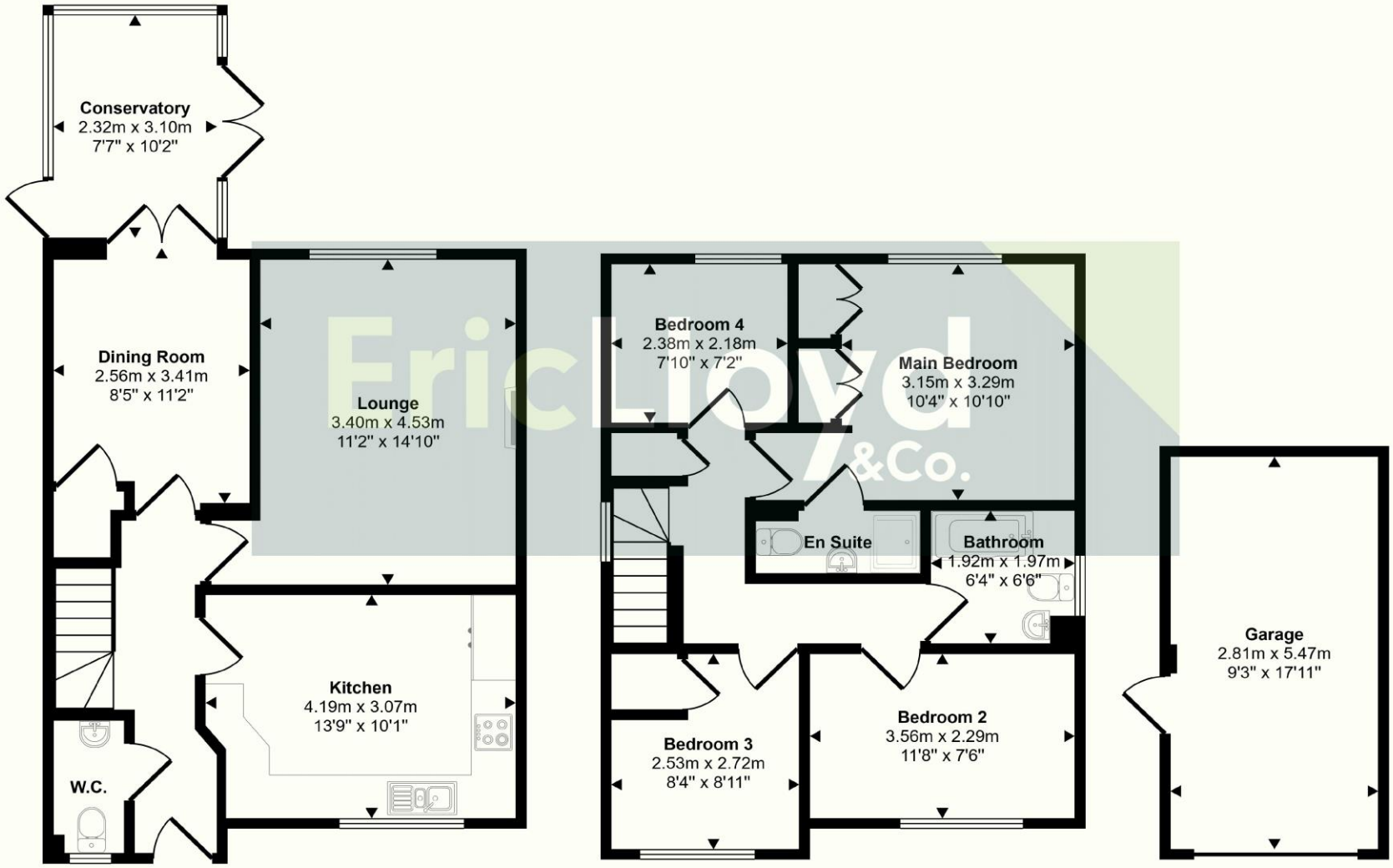
The principal bedroom benefits from modern built-in wardrobes and a contemporary en-suite shower room, while the remaining three bedrooms provide excellent flexibility for family living, guests or home working.

Externally, the front of the property has been attractively landscaped, with a pathway and gate providing access through to the rear garden.

The enclosed rear garden incorporates a small lawn and seating areas, creating a pleasant space for outdoor relaxation. There is also a personal door providing access to the rear of the garage. The garage is situated to the rear of the property and benefits from off-road parking immediately in front, providing useful secure storage and parking provision.

Overall, this is a well-appointed modern family home offering generous accommodation, useful outdoor space and excellent access to the coast, beaches, local amenities Paignton town centre and transport links. **VIEWING ADVISED**.

Approx Gross Internal Area
122 sq m / 1313 sq ft



Ground Floor
Approx 57 sq m / 612 sq ft

First Floor
Approx 50 sq m / 535 sq ft

Garage
Approx 15 sq m / 165 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: E

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

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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