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Goodrington | Paignton

£500,000

In a tucked away cul de sac position, the property offers a stunning detached coastal home just minutes from Goodrington beach. To arrange a viewing, when calling please quote CS1097.

Goodrington provides an excellent range of local amenities including a parade of shops, takeaways and convenience stores, pubs and the superb Goodrington Sands and seafront with a further range of restaurants, leisure facilities and Youngs Park recreational ground. Paignton town is approximately 1 mile distant and offers a further varied range of shopping facilities, bus station and railway station.

Situated at the head of the cul de sac the property is approached via a tarmac driveway providing off road parking for two vehicles. Once inside, the reception hallway with ground floor WC, leads in to impressive open plan living accommodation centred around a stunning kitchen/family room with two islands and full width bi-fold doors leading on to the rear garden. Additional features include a sitting room/games room, dining room and a utility/shower room which also has access from the garden - ideal after a day at the beach! The first floor has been thoughtfully redesigned to offer three bedrooms, a bathroom/WC and a snug area with double doors opening on to a balcony which has views out to sea and also of the Dartmouth Steam Railway.

An internal inspection of this beautiful home is highly recommended in order to appreciate the accommodation on offer and the tucked away, coastal position.

**The accommodation comprises,** Canopied entrance with light point and composite door to:

**RECEPTION HALL** - 4.6m x 1.93m (15'1" x 6'4") Maximum measurements. Coved ceiling with light points, smoke detector, stairs with handrail to first floor, radiator, tiled flooring, opening to:

**KITCHEN/DINER/FAMILY ROOM** - 5.56m x 5.41m (18'3" x 17'9") Maximum measurements. Inset spotlights and pendant light points, bi-fold doors opening onto the rear garden. Base units with inset quartz granite work surfaces over, inset circular sink with Franke tap over providing instant boiling water and filtered cold water, integrated bin storage, island with inset 1.5 bowl sink with mixer tap over, integral dishwasher, quartz granite worksurface. Second island with storage below, breakfast bar area and quartz granite worksurface, space for range/AGA style cooker, space for American style fridge freezer, wall mounted electric fire, TV connection point, air conditioning unit, tiled flooring, opening to:

**DINING ROOM** - 2.51m x 1.8m (8'3" x 5'11") Pendant light point, UPVC double glazed window to front aspect, continuation of tiled flooring.

**SITTING ROOM** - 4.17m x 3.33m (13'8" x 10'11") Maximum measurements. Coved ceiling with light points, UPVC double glazed window to front aspect, tiled flooring.

**UTILITY/SHOWER ROOM** - 2.82m x 1.8m (9'3" x 5'11") Light points, skylight, composite door leading to the garden, tiled flooring, space and plumbing for washing machine with tumble dryer over. Walk-In shower, tiled walls, LED Bluetooth mirror, heated towel rail and extractor fan.





**GROUND FLOOR WC** - 1.91m x 0.97m (6'3" x 3'2") Coved ceiling with light point, UPVC obscure glazed window, consumer unit, radiator with thermostat control. Comprising WC and wall mounted wash hand basin with tiled splashback, tiled flooring.

**FIRST FLOOR LANDING** - 6.32m x 2.36m (20'9" x 7'9") Maximum measurements. Coved ceiling with light points, smoke detector, hatch to loft space, air-conditioning unit, double doors opening onto an enclosed balcony with composite decking, glazed balustrade and sea views across the bay, access to further eaves storage with light point and Velux windows, cupboard housing the boiler with slatted shelving. Doors to:

**BEDROOM ONE** - 3.45m x 3.43m (11'4" x 11'3") Maximum measurements. Coved ceiling with light point, UPVC double glazed window to rear aspect with sea views, radiator with thermostat control.

**BEDROOM TWO** - 3.48m x 2.08m (11'5" x 6'10") Maximum measurements. Coved ceiling with light point, UPVC double glazed window to front aspect, radiator with thermostat control.

**BEDROOM THREE** - 3.48m x 2.16m (11'5" x 7'1") Maximum measurements. Coved ceiling with light point, UPVC double glazed window to side aspect with sea views, radiator with thermostat control.

**BATHROOM/WC** - 2.18m x 1.93m (7'2" x 6'4") Coved ceiling with inset spotlights, extractor fan, UPVC obscure glazed window. Comprising panelled bath with shower attachment over, pedestal wash and basin, WC, radiator with thermostat control, part tiled walls, tiled flooring, strip light and shaver socket.

## OUTSIDE

**FRONT** - At the front of the property is a tarmac driveway providing off-road parking for two vehicles and leading to the front door.

**REAR** - To the rear of the property and accessed from the kitchen/family room is a level garden partly laid to quartz slabs and with artificial grass, enclosed by timber fence with sea views over the bay towards Torquay, gated access from both sides. The rear garden can also be accessed from the utility room. Outside lights. Outside tap.

## USEFUL INFORMATION

Tenure – Freehold

Age - 2005

Heating - Gas Central Heating

Drainage - Mains

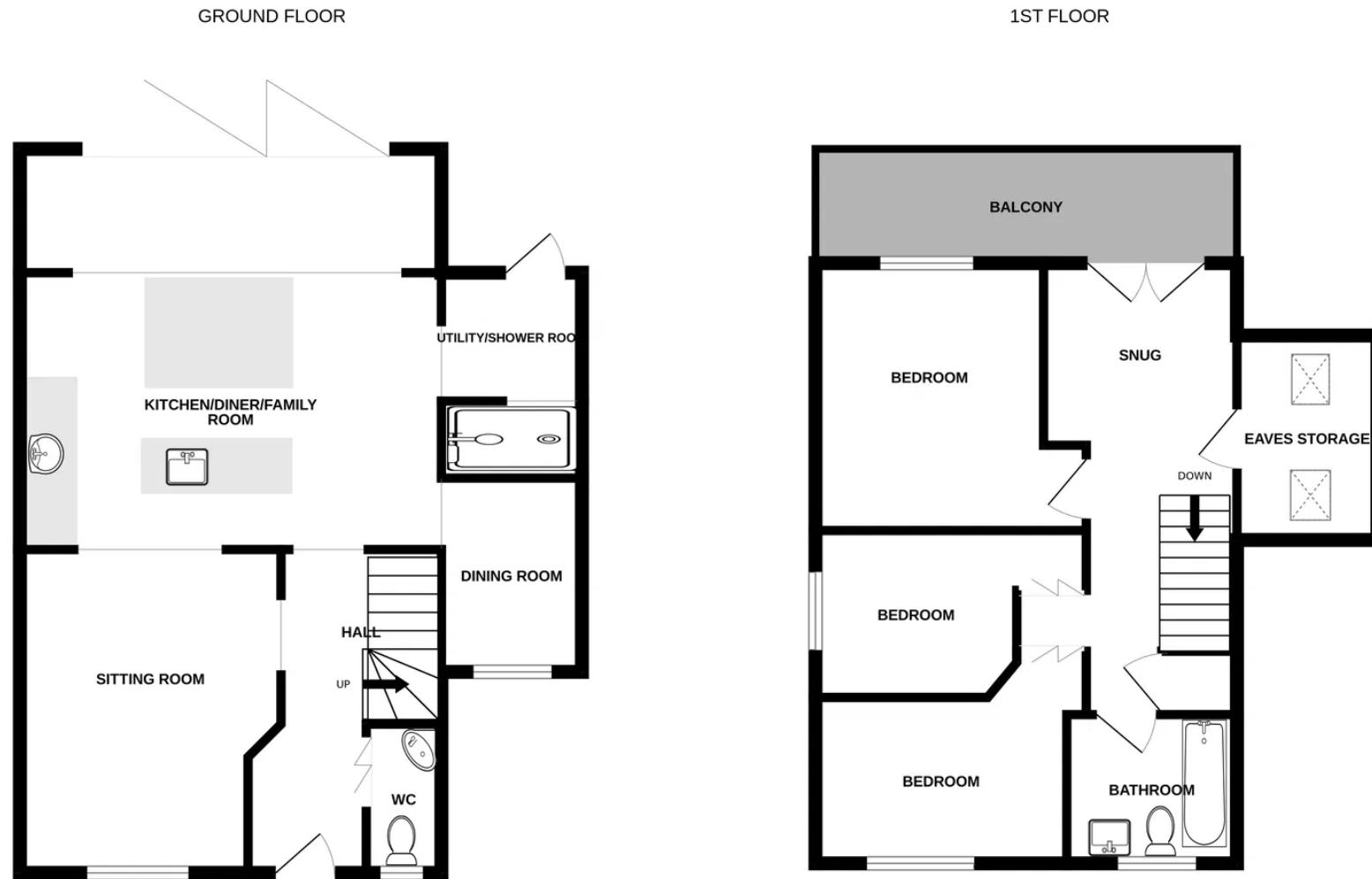
Windows - Double glazed

Council Tax - Tax band D

EPC Rating - C71 potential - B/85

Broadband - 1800 Superfast

Mobile - Signal strength (0-4) EE: 3, Three: 3, O2: 4, Vodafone: 4



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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