

CHRISTOPHER SCALES

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**Goodrington, Paignton**

Guide Price  
**£475,000**



With far reaching sea views across Torbay towards Torquay and the Jurassic coast in the far distance the property offers a well-presented detached home in an exclusive cul-de-sac position in the sought after Goodrington area.

Goodrington provides an excellent range of local amenities including a parade of shops, takeaways and convenience stores, public houses 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.

Approached from the road a driveway provides off-road parking for two cars and leads to an integral garage which in turn leads to a further under house storage facility and workshop with a gardeners' WC. Once inside, a reception hall leads to the ground floor accommodation which comprises a sitting room with large window to the front aspect with wonderful sea views, double doors then open into a dining/garden room and in turn to the rear garden. Also on the ground floor is a kitchen/breakfast room again with double doors opening onto the rear garden, a double bedroom with ensuite shower room/WC which can also be accessed from the hallway. On the first floor a landing with stunning sea views leads to two double bedrooms both with wonderful sea views and one with a walk-in wardrobe. There is also a four-piece bathroom/WC. The property is further complimented throughout with UPVC double glazed windows and doors and has gas central heating. To the rear of the property is a beautiful and well stocked mature garden enjoying a South Westerly aspect with a large patio serving the dining room and kitchen/breakfast room. From here there is gated access to either side of the property and a few steps leading up to a lawned area with raised patio, waterfall and ornamental pond. The top tier offers additional seating space with far reaching views across the area including sea views across to Torquay.

An internal inspection is highly recommended in order to appreciate the accommodation on offer and the exclusive cul-de-sac position.

**The accommodation comprises** Tiled front terrace with wrought iron railings and open sea views across Torbay. Composite door with obscure glazed insets to

**RECEPTION HALLWAY** - 4.32m x 1.78m (14'2" x 5'10") Light point, stairs with hand rail to first floor, radiator, timber flooring, under stairs storage cupboard, doors to

**SITTING ROOM** - 5.89m x 3.96m (19'4" x 13'0") Coved and textured ceiling with pendant light point, dado rail, UPVC double glazed window to front aspect with sea views towards Torquay, radiators, feature stone fireplace with inset gas fire, TV connection point, double doors to

**DINING/GARDEN ROOM** - 5m x 3.56m (16'5" x 11'8") Inset spotlights, UPVC double glazed window overlooking the rear garden, radiator, timber flooring, UPVC double glazed sliding doors opening onto the rear garden, multi paned door to

**KITCHEN/BREAKFAST ROOM** - 5.13m x 3.12m (16'10" x 10'3") maximum dimensions. Inset spotlights, UPVC double glazed window overlooking the rear garden. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, tiled surrounds, matching eye level cabinets, built-in eye level double electric oven, inset induction hob with extractor over, integral dishwasher, tiled flooring, door to hallway. Breakfast area including breakfast bar with seating, spotlight, radiator, UPVC double doors opening onto the rear garden, bi-folding door to







**UTILITY** - 1.91m x 1.27m (6'3" x 4'2") Light point, UPVC obscure glazed window. Space for upright fridge freezer, space and plumbing for washing machine and tumble dryer, fitted shelving, continuation of tiled flooring.

**GROUND FLOOR BEDROOM THREE** - 3.3m x 3m (10'10" x 9'10") Pendant light point, UPVC double glazed window to front aspect with sea views towards Torquay, radiator, fitted wardrobes to one wall with sliding doors, door to

**SHOWER ROOM/WC** - 3.3m x 1.19m (10'10" x 3'11") Inset spotlight, extractor fan, heated towel rail. Comprising tiled shower enclosure with sliding door, vanity unit with wash hand basin and WC, tiled flooring, door also providing access from the hallway.

**FIRST FLOOR LANDING** - 3.25m x 1.68m (10'8" x 5'6") Light point, smoke detector, UPVC double glazed window with far-reaching sea views across the bay towards Torquay. Doors to

**BEDROOM ONE** - 5.05m x 3.86m (16'7" x 12'8") Light point, dual aspect with UPVC double glazed windows with sea views from the front and the lovely garden to the rear, radiators, built-in wardrobes with bifold doors.

**BEDROOM TWO** - 3.23m x 3.2m (10'7" x 10'6") Pendant light point, UPVC double glazed window to front aspect with far reaching sea views across the bay towards Torquay, radiator, access to under eaves storage, door to

**WALK IN WARDROBE** - 1.88m x 1.6m (6'2" x 5'3") Light point, fitted shelving and hanging rail, access to under eaves storage and electric heater.

**BATHROOM/WC** - 2.87m x 1.55m (9'5" x 5'1") Coved ceiling with light point, UPVC obscure glazed window. Comprising panelled bath with twin hand grips, separate shower cubicle with sliding doors, pedestal wash hand basin, close coupled WC, tiled walls, tiled floor, shaver socket, heated towel rail.

## OUTSIDE

**FRONT** To the front of the property is a driveway providing off-road parking and leading to the integral garage. To the side is a tiered garden planted with mature trees and shrubs with concrete pathway and steps leading to the front door. There is also a gardener's WC.

**REAR** To the rear of the property is a large patio enjoying a good degree of seclusion and accessed from the breakfast room and dining/garden room. From here steps lead to further lawned area with a well-stocked border of mature plants and shrubs, further patio area with waterfall and ornamental fishpond. A gravelled pathway with steps leads to the remainder of the garden again laid to lawn with mature trees with a further terrace at the top of the garden which enjoys far reaching sea views across Torbay. Gated access to either side of the property.

**INTEGRAL GARAGE** Up and over door, light points and power point, wall mounted combination boiler, access to further under house storage with light and powerpoints.

## USEFUL INFORMATION

Tenure - Freehold

Age - 1980's

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

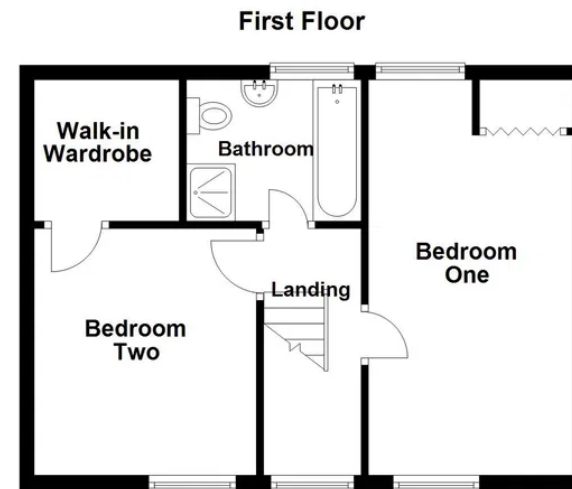
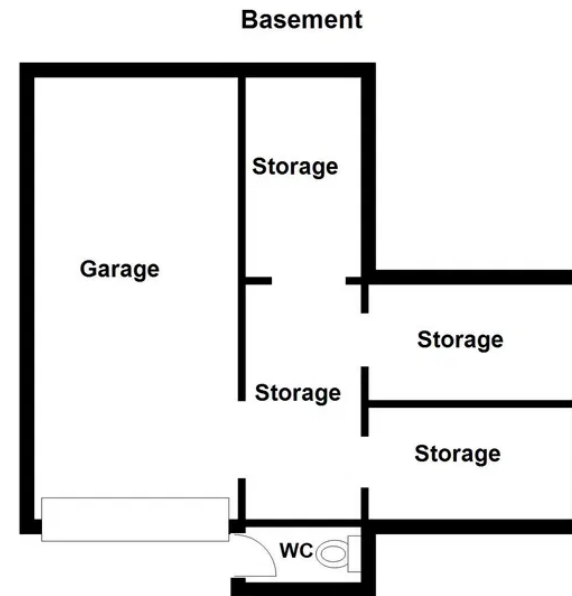
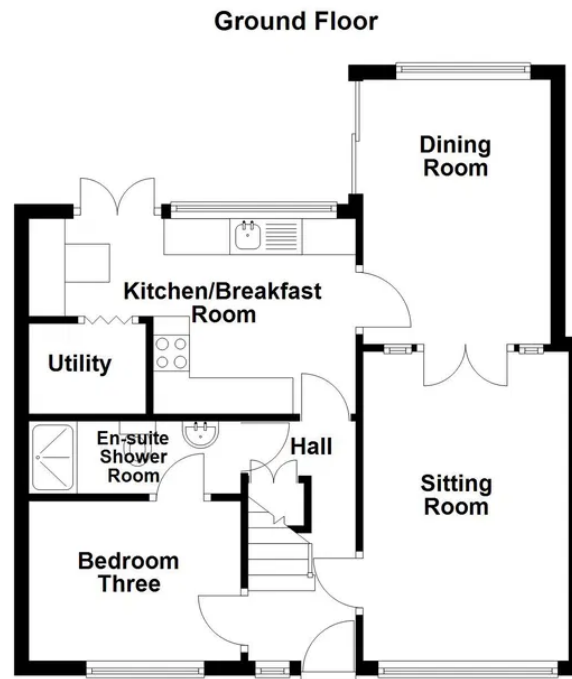
Council Tax - Tax band E

EPC Rating - D/65 potential - B/82

Broadband - 1800

Mobile - To be confirmed





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