



Connells

Goodrington Road
Paignton



Property Description

GUIDE PRICE £400,000 - £425,000 Connells are extremely delighted to bring to the market this charming and well-presented two-bedroom detached home, located in the highly desirable area of Goodrington. Offering superb panoramic sea views that stretch across the bay and beyond, this unique property provides the perfect blend of comfort, space, and scenic beauty - an ideal opportunity for buyers seeking a peaceful coastal lifestyle.

Location-wise, this property ticks all the boxes. Situated in the heart of Goodrington, it's just a short stroll from the renowned Goodrington Sands, a popular beach destination known for its golden sands, water sports, and family-friendly atmosphere. Local shops, cafes, and essential amenities are all close by, ensuring convenience while preserving the charm of coastal living. For those who enjoy walking and exploring nature, scenic coastal paths lead from Goodrington all the way to Brixham and Berry Head, offering breathtaking views of the English Riviera and an abundance of wildlife to discover along the way.

On Approach

Nestled within a quiet and sought-after residential setting, this much-loved home is a rare gem, boasting generous living spaces and outstanding external features. From the moment you approach the property, its curb appeal is immediately evident. A private driveway offers ample off-road parking and leads to a spacious integral garage, while the landscaped front garden - complete with mature shrubs and decorative borders - enhances the home's welcoming exterior.

Entrance

Upon entering, you are greeted into bright hallway with doors off to principle rooms

Lounge & Diner

26' 8" x 12' 8" (8.13m x 3.86m)

A light-filled and spacious double-aspect lounge. This main living area is the heart of the home and has been thoughtfully designed to maximise the stunning sea views that can be enjoyed from the rear-facing windows. Whether you're relaxing on a quiet evening or entertaining guests, the tranquil outlook over the bay creates a calm and inviting atmosphere.

Conservatory

11' 9" x 11' 4" (3.58m x 3.45m)

The conservatory, with its full-height glazing and year-round usability, provides an exceptional extension of the living area - ideal for relaxing with a book, entertaining family and friends, or simply soaking up the coastal ambiance or landscaped gardens whatever the season.

Kitchen & Utility Room

17' 8" x 12' 8" (5.38m x 3.86m)

The kitchen and breakfast room is also double aspect, making it a bright and cheerful space to prepare meals or enjoy casual morning dining. Fitted with a range of wall and base units, the kitchen is both functional and well-appointed, offering a warm and practical layout that caters to the needs of modern living. A separate utility room is located just off the kitchen, providing a dedicated space for laundry appliances and additional storage - helping to keep the main kitchen area tidy and uncluttered.

Bedroom One

17' 8" x 10' 4" (5.38m x 3.15m)

As you move through the property, you enter an inner lobby that leads to the two spacious double bedrooms and the main bathroom. Each of the bedrooms is generously proportioned and beautifully presented, with the master bedroom offering plenty of space for freestanding furniture and wardrobes. Offering beautiful seaviews.

Bedroom Two

15' 3" x 11' 3" (4.65m x 3.43m)

The second bedroom is equally comfortable and can easily serve as a guest room, office, or hobby space depending on the needs of the homeowner.

Bathroom

The family bathroom is stylishly fitted, featuring a modern suite with bathtub and shower attachment, wash basin, and WC, all finished to a high standard.

Integral Garage

From the inner lobby, you also have direct internal access to the integral garage, which provides not only secure parking but also valuable additional storage or the potential for conversion, subject to the necessary consents.

Loft Room

Upstairs, the property offers a very large loft room, currently accessed via a staircase from the main hallway. This versatile space, complete with Velux windows, is filled with natural light and presents an exciting opportunity for further development. Whether transformed into a third bedroom, home office, playroom, or a creative studio, the potential is vast - allowing prospective buyers to truly make this home their own.

Outside

Externally, the rear garden is simply exceptional - a true gardener's paradise. Lovingly landscaped and of a generous size, it has clearly been cared for with passion and attention to detail over the years. From the neatly manicured lawns to the well-stocked flower and shrub borders, every corner of this outdoor space invites you to enjoy nature at its finest. For those with green fingers, the garden features dedicated vegetable growing areas, providing the perfect environment to cultivate your own produce in peaceful surroundings. With a thoughtful layout that includes sunny seating areas, shaded corners, and winding paths, this garden is not just a space - it's a dream for any gardening enthusiast or anyone who enjoys outdoor living.

The garden is predominantly laid to lawn, interspersed with vibrant planting, raised beds, and mature trees. Patio areas offer ideal spots for outdoor dining, summer entertaining, or simply relaxing while taking in the fresh sea breeze. The elevated position ensures panoramic, uninterrupted sea views, making the garden not only a haven for horticulture but also an incredible place to unwind and appreciate the surrounding beauty.

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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Property Ref: PGN313620 - 0009