



Goodrington Road, Paignton

£395,000



**WILLIAMS HEDGE**  
estate agents



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95 GOODRINGTON ROAD, WHITEROCK, PAIGNTON, TQ4 7HY  
 Deceptively Spacious Detached Chalet Bungalow | Two driveways plus single Detached Garage  
 Hallway Sitting Room | Modern Kitchen/ Diner | Two Ground Floor Bedrooms  
 Four Piece Bathroom/ WC | Study | Two First Floor Bedrooms | First Floor WC  
 Front and Back Gardens | Sea Views Towards Torquay  
 Level Plot and Level Access to Amenities | Viewing Recommended.

Occupying a level plot and with level access to local convenience store/bus stop, this deceptively spacious detached bungalow offers superb accommodation arranged over two floors. The property has two driveways accessed from Goodrington Road and Gibson Road and offers ample parking for several vehicles plus caravan/motorhome/boat and a single detached garage. Internally an entrance hall on the ground floor leads to the sitting room, modern kitchen/dining room, two ground floor bedrooms and a four piece bathroom/WC and also a study. First floor landing leads to two further double bedrooms and a first floor WC. The property is complimented throughout with uPVC double glazed windows and doors and gas central heating. And there are also views from the first floor including sea views towards Torquay. There are gardens to the front and rear partly laid to lawn with patio areas and enclosed by block wall and timber fence. An internal inspection is highly recommended in order to appreciate the deceptively spacious accommodation and this is a superb level location.

The Goodrington area of Paignton has an excellent range of local facilities include a variety of shops, minimarket and public house located at Three Beaches, nearby church, excellent public transport facilities connecting Paignton, Brixham and Torquay town centres. Also within just a few hundred yards are coastal walks and a little further are the beaches at Goodrington. The town centre of Paignton is approximately 1 ¼ miles distant and offers an excellent range of shopping facilities and amenities, bus and train station.

The Accommodation Comprises

Multi paned obscure glazed door with side panel to

**ENTRANCE HALL** 14' 4" max x 11' 5" (4.37m x 3.48m) Coved and textured ceiling with light point, stairs with handrail to first floor, radiator with thermostat control, under stairs storage cupboard, two storage cupboards, doors to

**SITTING ROOM** 17' 1" x 13' 11" (5.21m x 4.24m) Coved and textured ceiling with inset spotlights, wall light points, dual aspect with UPVC double glazed windows to front and rear, dado rail, radiator with thermostat control, mounted electric fire, TV connection point, uPVC double doors opening onto the rear garden, double doors to dining room, telephone point.



**KITCHEN/DINING ROOM** 19' 2" x 10' 1" (5.84m x 3.07m)

**Kitchen area:** Spotlights to ceiling, uPVC double glazed window to side, extractor fan. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset circular sink and drainer with mixer tap over, matching eye level cabinets, space for electric cooker, space for upright fridge freezer, space and plumbing for washing machine, tiled flooring, uPVC obscure glazed door to side.



**Dining area:** Inset spotlights, uPVC double glazed window to rear, radiator with thermostat control, high-gloss tiled flooring, double doors to sitting room.

**BEDROOM THREE** 10' 10" x 10' 9" (3.3m x 3.28m) Pendant light point, dual aspect with uPVC double glazed windows to front and side, radiator with thermostat control.



**BEDROOM FOUR** 10' 9" x 10' 9" (3.28m x 3.28m) Pendant light point, UPVC double glazed window to front aspect with some sea views towards Torquay, radiator with thermostat control, TV connection point.

**BATHROOM/WC** 9' 1" x 8' 3" max (2.77m x 2.51m) Wall light points, extractor fan, UPVC obscure glazed window. Four piece suite comprising a panelled bath with central taps, double shower cubicle with electric shower, vanity unit with inset wash basin, close coupled WC, radiator with thermostat control, shaver socket. Study.



**FIRST FLOOR WC** 4' 6" x 3' 10" (1.37m x 1.17m) Textured ceiling with insect spotlights, vanity unit with wash hand basin, close coupled WC, part tiled walls, tiled floor.

**OUTSIDE** The property sits within a generous sized plot with the outside space divided into four separate areas with front and rear garden and two parking areas, one leading to a single detached garage. The front garden is mainly laid to lawn with raised flower bed and shrub borders and enclosed by low-level brick wall and timber fence with timber gates providing access onto each parking area. The rear garden is accessed from the sitting room onto a block paved patio with the remainder of the garden laid to lawn with flower bed border and further patio seating area to the far corner enclosed by block wall and timber fence and with outside lighting and gated side access.



**STUDY** 8' 2" x 4' 11" (2.49m x 1.5m) Textured ceiling with pendant light point, UPVC double glazed window to front, radiator with thermostat control

**FIRST FLOOR LANDING** 11' 3" x 3' 10" (3.43m x 1.17m) Coved and textured ceiling with light point, smoke detector, UPVC double glazed window to front aspect, doors to

**BEDROOM ONE** 16' 4" max x 10' 6" max (4.98m x 3.2m) With part sloping ceiling, light point, velux window, UPVC double glazed window to front aspect with sea views towards Torquay, radiator with thermostat control, telephone point, access to under eaves storage, TV connection point.



**PARKING** To the front of the property and accessed from Goodrington Road is a driveway providing ample off-road parking for 3 to 4 vehicles later and tarmac stone chippings with raised planter to one boundary and access to the front door. To the rear and accessed from Gibson Road is a further parking area accessed via double timber gates onto a concrete driveway providing ample off-road parking for several vehicles/caravan/boat and access to the single detached garage. Timber garden shed.

**SINGLE GARAGE** 15' 1" x 10' 7" (4.6m x 3.23m) With up and over door. Garden store attached with space for tumble dryer space and plumbing for washing machine and the boiler.

**BEDROOM TWO** 16' 1" max x 9' 7" (4.9m x 2.92m) With part sloping ceilings, light point, wall light points, velux window, UPVC double glazed window to front aspect with sea views towards Torquay, radiator with thermostat control, telephone point, TV connection point.



Age: 1960's (unverified)	Postcode: TQ4 7HY
Current Council Tax Band: D EPC Rating: D	Stamp Duty:*
Electric meter position: side alley	Gas meter position: side alley
Boiler positioned: cupboard rear of garage	Water: Meter
Loft: Converted	Rear Garden Facing: West

This information is given to assist and applicants are requested to verify as fact.

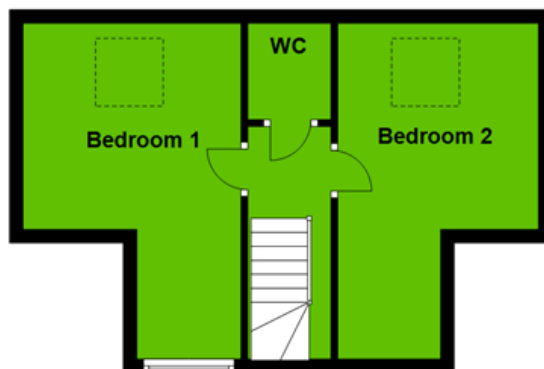
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This floor plan is not to scale and should only be used as a guide

### Ground Floor



### First Floor



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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