



Goodrington Road, Paignton, TQ4 7HX

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## £399,950 Freehold



Situated in a convenient and level position, this **DETACHED BUNGALOW** at Goodrington Road offers comfortable and well-planned accommodation with the benefit of generous, level gardens, ample parking, and excellent access to local amenities.

The property is ideally located close to a regular bus service and nearby shops, making it a practical choice for those seeking easy day-to-day living in a popular residential area of Paignton.

The bungalow is approached via a spacious driveway providing ample off-road parking and leading to a tandem garage. An entrance porch opens into the main entrance hall, which provides access to the principal rooms of the home.

The hallway includes a useful airing cupboard and a loft hatch fitted with a pull-down ladder, allowing convenient access to the roof space.

The accommodation includes three well-proportioned bedrooms. The main bedroom benefits from the added comfort of an en suite shower room with W.C., creating a private and practical space. The remaining bedrooms are served by a modern family shower room, fitted with a walk-in shower featuring a curved glass screen and fitted shower. To the rear of the property lies the main living space, designed to take full advantage of the pleasant outlook over the garden.

The lounge/dining room form a bright and spacious area ideal for both relaxation and entertaining. From here, doors open into a large double-glazed conservatory with a glazed roof, providing an attractive additional living area and a lovely place to enjoy the garden throughout the year.

The kitchen is a good size and is fitted with a range of cream-faced wall and base cupboards complemented by wood-effect working surfaces. Integrated appliances include a built-in double oven with grill and a gas hob with cooker hood positioned to the side, offering a practical and efficient cooking space. A separate utility room leads off the kitchen and provides ample space for white goods, along with an additional stainless-steel sink. The room also houses the wall-mounted Logic gas-fired boiler which supplies domestic hot water and central heating. A door from the utility room leads directly to the rear garden.

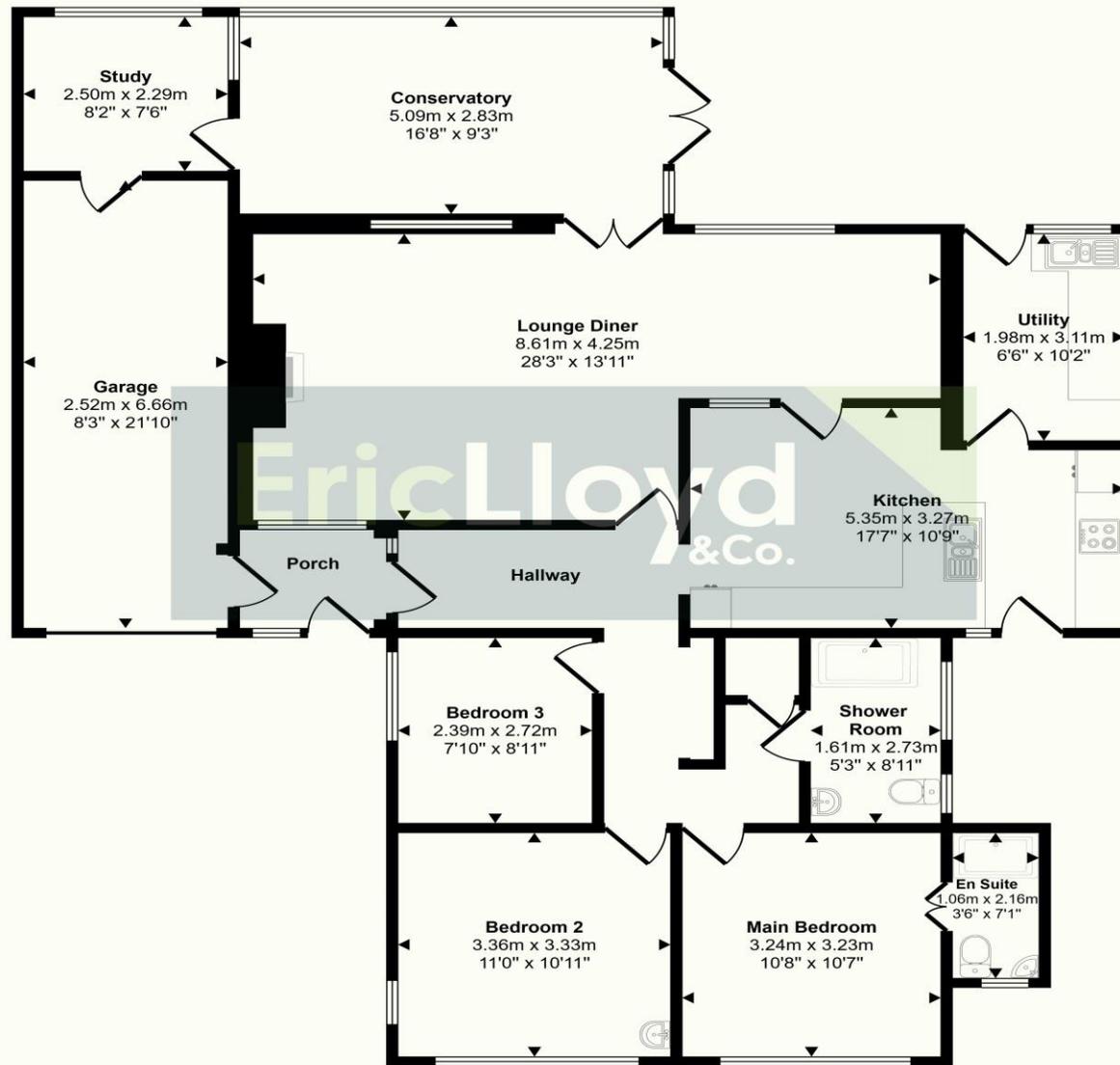
A particularly useful addition to the property is a home office which links the conservatory to the garage. This versatile room provides an ideal workspace or hobby room, while still maintaining convenient access to the garage.

Outside, the bungalow is complemented by generous, level gardens to both the front and rear. The rear garden enjoys a sunny aspect and is attractively arranged with a patio area immediately adjacent to the bungalow, perfect for outdoor seating and dining. Beyond this lies a level lawn bordered by raised and level flower beds filled with shrubs and specimen trees. A feature pond with rockery surround adds character, while raised vegetable beds provide an opportunity for keen gardeners to grow produce at home.

The overall result is a pleasant, private outdoor space that enhances the appeal of this well-located home in Devon. Internal viewing is highly recommended.



Approx Gross Internal Area  
150 sq m / 1616 sq ft



Floorplan

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: D

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance shows EE 81% /THREE 80% / VODAPHONE 71% / o2 62%

**VIEWINGS ARRANGEMENTS**

Strictly by appointment through Eric Lloyd & Co

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