



**Palm Tree View | Goodrington | Paignton | TQ4 7FB**

**Asking Price Of £499,950**

A stunning four four bedroom detached home located in a highly desirable cul-de-sac in Goodrington, Paignton. The property boasts exceptional sea views across the bay. Internally, the property comprises a large open plan kitchen/diner/lounge, a further substantially sized family room, a WC, four double bedrooms, master en-suite and family bathroom, an integral garage, off road parking and a well thought out yet easy to maintain rear garden. Internal viewings highly recommended.

- SUBSTANTIAL DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- GARAGE
- QUIET CUL-DE-SAC LOCATION
- EXCEPTIONAL SEA VIEWS
- LARGE ACCOMMODATION

**ENTRANCE HALL** A composite front door leading into the entrance hall. Full fibre internet point. Gas central heating radiator. Doors leading into the adjoining rooms and garage. Stairs to bedrooms.

**CLOAKROOM** Low level WC. Wash hand basin. Gas central heating radiator. uPVC double glazing.

**KITCHEN** - 5.1m x 3.92m (16'8" x 12'10") A modern family kitchen with a range of cream shaker style fronted wall and base units with wood work surfaces over. One and a half bowl stainless steel sink and drainer unit with mixer tap over. A variety of built in appliances including a double electric oven with integrated grill, four ring gas hob with extractor hood over, dishwasher and a built in fridge and freezer. Breakfast bar seating. Double aspect uPVC double glazed windows.

**FAMILY LOUNGE/DINER** - 8.63m x 4.75m (28'3" x 15'7") A large open plan space adjoining the kitchen. Space for a variety of furniture. A deep understairs storage cupboard. Exceptional sea views across the entire bay. Bifolding doors leading onto a large balcony overlooking the bay. uPVC double glazed windows. Two central heating radiators. TV point.

**BALCONY** Running the full length of the property with stainless steel and glass balustrade and stunning sea views over the bay.

**STAIRS LEADING DOWN TO:-**

**FAMILY ROOM** - 7m x 4.11m (22'11" x 13'5") An exceptionally sized room perfect as an additional lounge/games room. Bifolding doors leading out to a large secluded patio with sea views. Further uPVC double glazed windows, two gas central heating radiators and a large understairs storage cupboard. TV point.

**FIRST FLOOR**

**BEDROOM ONE** - 4.27m x 3.82m (14'0" x 12'6") A generously sized master bedroom to the rear aspect of the home with incredible sea views. Space for a variety of furniture. Gas central heating radiator. Thermostat heating control. TV point Door leading into:-

Address 'Palm Tree View, Goodrington, Paignton, TQ4 7FB'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '83 | B'

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**ENSUITE** A modern three piece suite comprising of a low level w.c, a wall mounted wash hand basin and a walk in double shower. Complimentary tiled walls. A white heated towel rail, shaver points, extractor fan and a Upvc double glazed frosted window.

**BEDROOM TWO** - 4.18m x 3m (13'8" x 9'10") A sizeable double bedroom to the front aspect of the property. uPVC double glazed window and gas central heating radiator.

**BEDROOM THREE** - 4.52m x 2.99m (14'9" x 9'9") A surprisingly large third double bedroom again with wonderful sea views. uPVC double glazed window and gas central heating radiator.

**BEDROOM FOUR** - 3.1m x 2.7m (10'2" x 8'10") Another double bedroom to the front aspect of the home. uPVC double glazed window. Gas central heating radiator.

**BATHROOM** A modern family bathroom with a three piece suite comprising of a low level WC, a wall mounted wash hand basin and a panelled bathtub with fitted shower over and glass shower screen. Complimentary tiled walls, shaver points, a white heated towel rail, extractor fan and a uPVC double glazed frosted window.

**OUTSIDE** Astro turfed front garden. Driveway parking for two vehicles. Side gate with access to rear garden.

**GARAGE** - 6.5m x 2.7m (21'3" x 8'10") An integral garage accessed by both inside the property and outside. An electric up and over door. Power, lighting and extractor fan. Outside tap for front access. Plumbing and space for a washing machine and tumble dryer. Boiler.

**REAR GARDEN** A sizeable balcony accessed off of the kitchen/family room. A large patio area with stainless steel and glass balustrade and outside tap accessed off the lower ground family room, steps then lead down to an astro turfed rear garden bordered with a selection of plants and large decked area again enjoying sea views. Side gate with access to the front of the property.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc. does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.