



Oyster Bend | Paignton | TQ4 6NL

Asking Price Of £179,950

A substantially sized two bedroom property located in the exceptionally desirable location of the three beaches area of Goodrington. The property comprises of a welcoming entrance hallway, a sizeable kitchen/breakfast room, a spacious living room, two double bedrooms? A family bathroom, private gardens, ample off road parking and a garage. The property is perfectly positioned within easy reach of Goodrington beach, local shops, restaurants, Clennon Valley, bus links and more! No onward chain!

- NO CHAIN!
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER THREE BEACHES LOCATION
- GARAGE AND PARKING
- PRIVATE GARDEN

ENTRANCE A uPVC double glazed front door opening into a wide and welcoming entrance hallway with doors leading to the adjoining rooms, overhead lighting, loft hatch and a gas central heated radiator.

KITCHEN - 4.18m x 3.22m (13'8" x 10'6") A spacious fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl composite sink and drainer unit, an electric single oven with grill integrated and a four ring gas hob with extractor hood above. Space for a fridge and freezer, a wall mounted logic combination boiler, complimentary tile backsplash, space for a 4 seater table, uPVC double glazed window and a gas central heated radiator.

LOUNGE - 4.76m x 4.18m (15'7" x 13'8") A wonderfully large living room to the front aspect of the property with space for an abundance of furniture. A feature gas fireplace, tv and internet points, uPVC double glazed windows and a gas central heated radiator.

BEDROOM ONE - 4.22m x 4.12m (13'10" x 13'6") A brilliantly sized master bedroom overlooking the sunny gardens. Built in wardrobes, uPVC double glazed window and a gas central heated radiator.



BEDROOM TWO - 4.18m x 3.72m (13'8" x 12'2") A further generously sized double bedroom boasting ample space. But in mirror fronted wardrobes, a wall mounted wash hand basin, uPVC double glazed window and a gas central heated radiator.

BATHROOM A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Tiled walls, inset wall cupboard, uPVC obscure double glazed window and a gas central heated radiator.

OUTSIDE A great sized east facing garden that has been thoughtfully designed for ease of maintenance perfect for outdoor dining and entertaining. Gate access leading out to the garage and driveway.

GARAGE - 5.43m x 3m (17'9" x 9'10") Metal up and over door, electrical points and a courtesy door leading into the garden.

MATERIAL INFORMATION Tenure: Leasehold. Length Of Lease: 65 years remaining. Ground Rent: £336.00 per year.

Address 'Oyster Bend, Paignton, TQ4 6NL'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '55 | D'

Contact Details

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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.