



40 Youngs Park Road, Goodrington

Paignton

Offers Over £450,000



40 Youngs Park Road

Goodrington, Paignton

Enviably positioned overlooking Youngs Park and on the doorstep of Goodrington beaches, one being year-round dog-friendly, this impressive Victorian home is great for dog owners, beach lovers and outdoor enthusiasts. Offering versatile accommodation, sunny garden, and benefit of off-road parking for two cars, it's also within easy reach of the town centre, train station, local amenities and coastal walks.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Charming Victorian terraced family home arranged over four storeys
- Through lounge/dining room with lovely view over the park and easy access to the beach at South Sands
- Well appointed kitchen/breakfast room and adjoining utility area and wc
- Main bedroom with lovely views over the park and contemporary styled shower room
- Four further double bedrooms plus loft room
- First floor family bathroom plus separate wc
- Good sized basement games room or work from home space
- Ample off road parking for two cars
- Enclosed rear garden enjoying a sunny aspect
- Garden room with power and light



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Goodrington, Paignton

Idyllic location opposite beautiful Youngs Park and moments from Goodrington Sands and the coastal path. The local area offers a variety of bars, cafes and restaurants plus waterpark and leisure centre. Perfect for beach lifestyle with access to family friendly South Sands and dog friendly North Sands. Access to the coast path, popular al fresco dining in the park and popular water park.

Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road - TQ4 5BP

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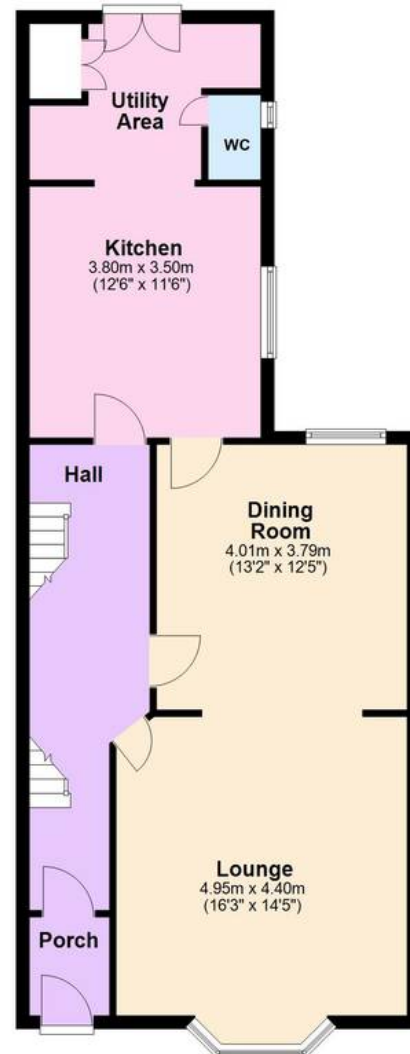
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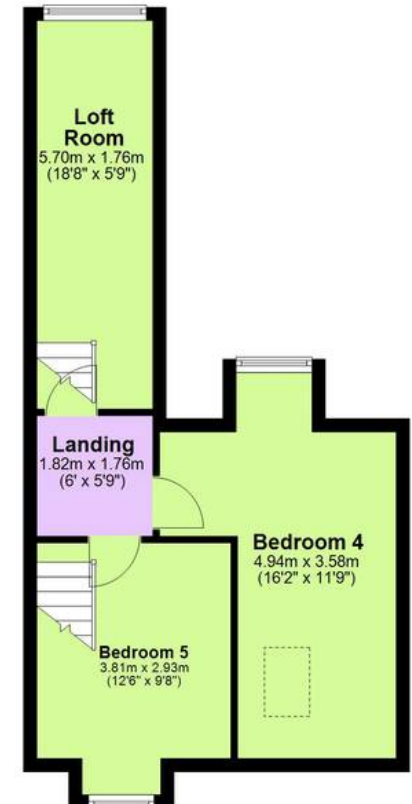
Ground Floor
Approx. 82.2 sq. metres (884.9 sq. feet)



First Floor
Approx. 68.7 sq. metres (739.7 sq. feet)



Second Floor
Approx. 28.3 sq. metres (304.3 sq. feet)
(excluding Bedroom 5)



Basement
Approx. 19.5 sq. metres (210.1 sq. feet)



Total area: approx. 198.7 sq. metres (2139.0 sq. feet)