



Pebble Court | Paignton | TQ4 5JT

A two bedroom upper ground floor retirement flat situated in a favoured location immediate for the number 12 bus and close to Goodrington beach. The property whilst requiring some updating it occupies a lovely position in this sort after development. The accommodation comprises:-

Offers Over £130,000

- TWO BEDROOM UPPER GROUND FLOOR FLAT
- OPEN OUTLOOK
- COMMUNAL GARDENS AND PARKING
- RETIREMENT HOME
- POPULAR LOCATION
- Fea

Communal front door with secure entry phone access. Half staircase rising to higher ground floor. Front door to:-

RECEPTION HALL Night storage heater. Intercom entry system to main front door. Emergency call system. Built in broom cupboard. Doors to:-

KITCHEN - 11'10" x 6'7" (3.6m x 2m). Fitted with a range of units comprising cupboards and drawers beneath roll edge work surface. Stainless steel sink unit with built in electric oven and hob. Washing machine. Space for fridge. Matching range of wall mounted cupboards. Built in airing cupboard housing factory lagged cylinder tank and slatted shelving. uPVC double glazed window. Complimentary wall tiling. Emergency pull cord. Electric wall mounted fan heater.

LOUNGE - 17'5" x 9'10" (5.3m x 3m). uPVC double glazed window with south facing outlook. Night storage heater. Television aerial point. Telephone point. Emergency pull cord. Coved ceiling.

BEDROOM ONE - 15'9" (4.8m) into door recess x 8'2" (2.5m). uPVC double glazed window with south facing outlook. Night storage heater. Emergency pull cord.



BEDROOM TWO - 10'6" x 7'10" (3.2m x 2.39m). uPVC double glazed window. Electric panel heater.

SHOWER ROOM Suite comprising large shower cubicle with electric shower, pedestal wash hand basin, low level WC. Complimentary wall tiling. Extractor fan. Electric wall mounted heater.

OUTSIDE Carefully landscaped and tended communal garden areas. Parking for residents and visitors.

AGENTS NOTE Communal lounge and laundry room with resident care taker.

AGENTS NOTE Residents can also make use of the onsite facilities including residents lounge with weekly coffee mornings and assorted events, guest suite available for additional cost per night, laundry room, house manager available on site from 8.30am to 4.30pm five days a week.

MATERIAL INFORMATION Tenure: Leasehold. Service Charge: £2692.68. Ground Rent: £10.00. 90 years remaining on the lease.

Address 'Pebble Court, Paignton, TQ4 5JT'

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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.