



## Pebble Court | Paignton | TQ4 5JT

Asking Price Of £150,000

A two bedroom third floor retirement property located within a an extremely convenient location being a stones throw from Goodrington beach, Clennon Valley, Paignton town, an array of shops and bus links. The apartment comprises of an entrance hallway, a spacious living room/diner, a kitchen, two double bedrooms, a bathroom and communal gardens.

- TWO DOUBLE BEDROOMS
- OVER 55'S
- COMMUNAL GARDENS
- SPACIOUS ACCOMMODATION
- SOUGHT AFTER LOCATION



**ENTRANCE HALLWAY** A wooden fire safety front door opening into a wide and welcoming hallway with doors leading to the adjoining rooms, overhead lighting, intercom system, a built-in storage cupboard, electric radiator.

**LIVING ROOM** - 5.54m x 3.07m (18'2" x 10'1") A bright and spacious living room/diner with space for a variety of furniture. TV and Internet point, coving, emergency pull cord, UPVC double glazed window and an electric radiator.

**KITCHEN** - 2.82m x 1.96m (9'3" x 6'5") A range of overhead base and draw grey units with granite effect roll edged worksurfaces above, a 1 bowl stainless steel sink and drainer unit, a built in electric oven with grill integrated and an induction hob. Space for an under counter fridge and freezer, complimentary tile backsplash, emergency pull cord, a built in airing/storage cupboard, uPVC double glazed window.



**BEDROOM ONE** - 4.42m x 2.54m (14'6" x 8'4") A wonderfully spacious master bedroom overlooking Clennon Valley. Space for a range of furniture, uPVC double glazed window and an electric radiator. Emergency pull cord.

**BEDROOM TWO** - 3.43m x 2.34m (11'3" x 7'8") A smaller double bedroom overlooking the communal areas of the complex. uPVC double glazed window and an electric radiator.

**BATHROOM** A three-piece suite comprising of a low-level flush WC, pedestal wash hand basin and a panelled bath unit with shower attachments above and a protective glass shower screen. Complimentary tiled walls, a mirror fronted medicine cabinet, extractor fan and an electric heated towel rail.

## MATERIAL INFORMATION

Lease – 88 years remaining.

Address 'Pebble Court, Paignton, TQ4 5JT'

Tenure 'Leasehold'

Council Tax Band 'B'

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.