



Pebble Court | Paignton | TQ4 5JT

A two bedroom second floor purpose built retirement apartment, enjoying limited sea views. This property which unusually comes with a garage benefits from a replaced modern white kitchen and shower room. Other benefits include limited sea views. Outside are communal gardens and parking on a first serve basis. Whilst redecorating is required this apartment has been priced to sell and we strongly recommend internal viewing.

Asking Price Of £99,950

- TWO BEDROOM RETIREMENT APARTMENT
- PRICED TO SELL
- GARAGE
- SOME SEA VIEWS
- CLOSE TO GOODRINGTON BEACH

COMMUNAL FRONT DOOR Security door entry phone system.

COMMUNAL ENTRANCE HALLWAY Stairs rise to the top floor and other floors.

HALLWAY Security entry phone handset and emergency call point. Useful built in store cupboard. Access to insulated loft space with ladder. Smoke alarm. Doors to principal rooms.

LIVING ROOM - 5.35m x 2.6m (17'6" x 8'6") UPVC double glazed window overlooking the front of the property. TV point. (Previously used as a lung)

KITCHEN - 3.01m x 1.7m (9'10" x 5'6") Refitted modern units comprising a range of wall and floor mounted units with work surfaces. Single drainer stainless steel sink. Part tiled walls. Space for fridge/ freezer. Space and plumbing for washing machine. Built in oven and hob with cooker hood over.

BEDROOM ONE - 5.35m x 3.04m (17'6" x 9'11") UPVC double glazed window overlooking the front of the property. Night storage heater. Range of fitted bedroom furniture. Night storage heater.



BEDROOM TWO - 2.98m x 2.9m (9'9" x 9'6") UPVC double glazed window to the side of the property. Wall mounted electric heater.

SHOWER ROOM - 3.13m x 1.55m (10'3" x 5'1") Refitted quality suit comprising corner entry shower cubicle fitted with fitted electric shower. Vanity wash hand basin with useful storage below. Low level WC with concealed cistern. Heated towel rail. Wipe clean walling. Extractor fan.

COMMUNAL FACILITIES Communal non allocated parking areas. Communal Gardens. Facilities include a Day Room with a small kitchenette area and a Laundry Room equipped with a range of washing machines and tumble dryers etc. There is a small additional charge should you wish to use the washing facilities. Guest suite.

GARAGE Metal up and over door.

AGENTS NOTES This property is for the over 60's. Council Tax is Band B. We are told that all main services with the exception of Gas are available. The property is LEASEHOLD with a term of 125 Years from 1986. The current Service Charge we are told is £2692.68 per annum. Openreach says that fibre broadband is available in the street.

Address 'Pebble Court, Paignton, TQ4 5JT'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating '67 | 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.