



Pebble Court | Paignton | TQ4 5JT

Two bedroom, first floor, retirement apartment for the over 60's in a level location for the town centre and located on a main bus route. The property offers an on-site house manager, communal gardens, garage and off road parking, residents lounge and a laundry room.

Offers Over £170,000

- UPPER GROUND FLOOR
- SOUGHT AFTER GOODRINGTON LOCATION
- NO CHAIN
- TWO DOUBLE BEDROOMS
- NICELY PRESENTED THROUGHOUT
- GARAGE

To the front of the complex there is a secure communal entrance door leading into:-

COMMUNAL HALLWAY Stairs rising to all floors, the apartment is situated on the first floor, entrance door leading into:-

HALLWAY Textured ceiling, access to loft space, ceiling smoke detector, wall mounted night storage heater, built in storage cupboard, doors leading into principle rooms.

LOUNGE - 17' 6" x 10' 1" (5.33m x 3.07m) Light and spacious room, uPVC double glazed window overlooking the front aspect, wall mounted night storage heater, space for dining table and chairs.

KITCHEN - 11' 9" x 6' 10" Max (3.58m x 2.08m Max) Textured ceiling, uPVC double glazed window overlooking the rear aspect, modern fitted kitchen comprising matching wall and base units with roll edge work surface over, single stainless steel sink unit with drainer and mixer tap over, integrated electric counter level oven with four ring electric hob and canopy hood above, complimentary tiled splashbacks, integrated washing machine, integrated fridge freezer, built in storage cupboard housing boiler.

Address 'Pebble Court, Paignton, TQ4 5JT'

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating '71 | C'

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BEDROOM ONE - 16' 3" Max x 8' 3" Max (4.95m Max x 2.51m Max) uPVC double glazed window overlooking the front aspect, wall mounted night storage heater, built in wardrobes housing hanging and shelving space with mirror fronted door.

BEDROOM TWO - 10' 8" Max x 7' 9" (3.25m Max x 2.36m) Irregular shaped room, uPVC double glazed window overlooking the rear aspect,

SHOWER ROOM Textured ceiling, modern white suite comprising double shower cubicle with electric shower over and complimentary tiled walling with sliding glazed screen, hand wash basin with mixer tap over and suspended WC set into vanity unit with storage cupboard below basin, wall mounted chrome heated towel rail, tiling to walls.

OUTSIDE Communal gardens predominantly laid to lawn.

GARAGE Adjacent to the property is owner's garage with up and over door.

COMPLEX Offers residents lounge, laundry room, residents parking and on-site manager.

MATERIAL INFORMATION : Tenure: Leasehold. Length Of Lease: 87 Years Remaining. Ground Rent: £10.00 per year. Service Charge: £234.90 per month.

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.