



Hunters Court | West Lane | Blagdon | Paignton | TQ3 3YQ

Asking Price Of £200,000

Situated in a rural position, the property enjoys beautiful views over the countryside. Nearby villages such as Berry Pomeroy are easily accessible and Paignton is a short drive away. Hunters Court is an exclusive development which has lovely communal gardens and has secure gated entry. The property also has spectacular views towards Paignton coastline and you have to view in person to appreciate this. The property benefits from allocated parking and visitors parking. Once you enter Hunters Court you arrive in the communal courtyard which leads to the property's front door. Internally comprising of; open plan living/dining room, fitted kitchen, first floor landing, bedroom one with an en suite shower room, bedroom two and a family bathroom. With so much to offer, this beautiful property has to be viewed to be appreciated. No onward chain.

- PURPOSE BUILT TWO BEDROOM APARTMENT
- RURAL LOCATION
- EXCELLENT CONDITION
- SPACIOUS ACCOMODATION
- OUTSIDE PARKING
- COMMUNAL GARDENS

**SUMMARY** Perfectly located in a semi rural position, this unique home enjoy stunning views of the countryside and over the sea. In immaculate condition throughout and offered with no onward chain, you have to view this incredible home to appreciate all that it has to offer.

uPVC double glazed entrance door leading into:-

**ENTRANCE HALLWAY** Housing combi boiler and door to:-

**LOUNGE** - 20' 3" max x 20' 4" max ( 6.17m max x 6.20m max ) uPVC double glazed window to the front aspect with views of the bay and countryside, two double radiators, stairs leading to first floor, understairs storage and door leading into:-

**KITCHEN** - 11' 4" max x 5' 7" max ( 3.45m max x 1.70m max ) uPVC double glazed window to the side aspect, range of matching wall, base and drawer units, 5 ring stainless steel hob with built in oven below, Hotpoint stainless steel extractor, space for dishwasher, stainless steel sink unit with mixer tap over, integral fridge freezer, part tiled walls, and plumbing for washing machine.

Address 'Hunters Court, West Lane,  
Blagdon, Paignton, TQ3 3YQ'

Tenure 'Leasehold'

Council Tax Band '

EPC Rating 'TBC'

### Contact Details

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**FIRST FLOOR LANDING** Loft access and doors leading to principle rooms.

**BEDROOM ONE** - 14' max x 13' 5" max ( 4.27m max x 4.09m max ) uPVC double glazed window to the front aspect with countryside and sea views, coving, double radiator, mirrored sliding wardrobes, power points and door leading to:-

**ENSUITE** Double shower cubicle with power shower above, pedestal wash hand basin, low level WC, extractor, fully tiled walls, extractor and chrome towel rail.

**BEDROOM TWO** - 10' 4" max x 9' max ( 3.15m max x 2.74m max ) uPVC double glazed window to the front aspect with countryside and sea views, coving, built in wardrobe, double radiator and power points.

**OUTSIDE** Allocated parking and communal gardens.

**MATERIAL INFORMATION** Tenure: Leasehold. Length Of Lease: 960 years remaining. Service Charge : £700.00 per year.

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.