



Hookhills Road | Goodrington | Paignton | TQ4 7SU

Asking Price Of £235,000

A two bedroom first floor apartment in the highly sort after Goodrington area, within short reach of beach and local shops. This beautifully presented apartment has excellent sea and countryside views from the principal rooms and balcony. Surprisingly spacious with modern kitchen, gas central heating, uPVC double glazing, the property offers spacious accommodation. Outside is parking and garage with visitor parking.

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- SEA VIEWS
- SPACIOUS ACCOMMODATION
- GARAGE AND PARKING

UPVC DOUBLE GLAZED FRONT DOOR TO:-

ENTRANCE HALL Stairs to:-

LANDING Access to insulated loft space. Smoke detector.

BROOM/CLOAK CUPBOARD With electric meter. Airing cupboard

LOUNGE 18' 0" x 11' 5" (5.5m x 3.5m) Double aspect room with delightful sea views across the bay. Central heating radiator. Electric wall mounted display fire. UPVC double glazed window. UPVC double glazed patio doors onto:-

BALCONY Small table with seating area with balustrading and enjoying delightful sea, town and countryside views.

DINING ROOM 11' 1" x 8' 10" (3.4m x 2.7m off of lounge) Continuation of wood flooring. Central heating radiator. UPVC double glazed window. Natural wood flooring.

KITCHEN 13' 9" x 7' 6" (4.2m x 2.3m) Range of light green coloured fitted units with 1 1/2 bowl sink units with cupboards below; adjoining straight edge work tops with cupboards and drawers under. Inset electric hob with oven and grill below. Matching wall units with extractor fan above cooker area. Further matching wall and base units. Concealed built in fridge freezer and appliance space. Gas boiler for central heating and hot water. Central heating radiator. UPVC double glazed window. Exceptional sea, town and country side views.

Address 'Hookhills Road,
Goodrington, Paignton, TQ4 7SU '

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating '67 | D'

Contact Details

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BEDROOM ONE 13' 8" x 9' 8" (4.17m x 2.97m) Exceptional sea, town and countryside views. Central heating radiator. UPVC double glazed window.

BEDROOM TWO 8' 5" x 12' 5" (2.57m x 3.81m) Plus built in double wardrobe. UPVC double glazed window. Central heating radiator.

BATHROOM White modern suite comprising panelled bath with electric shower. Vanity basin with bathroom cupboards. Low level W/C. Part tiled. Chrome heated towel rail. UPVC double glazing.

SEPERATE WC Low level WC and basin.

OUTSIDE Parking onto:-

GARAGE

COMMUNAL WASHING LINE AREA

MATERIAL INFORMATION Tenure: Leasehold.
Lease: Remaining Lease 156years (approx.).
Ground Rent: £10 per year. Maintenance Charge: £1,200 per year. Quiet pets are allowed.

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.