



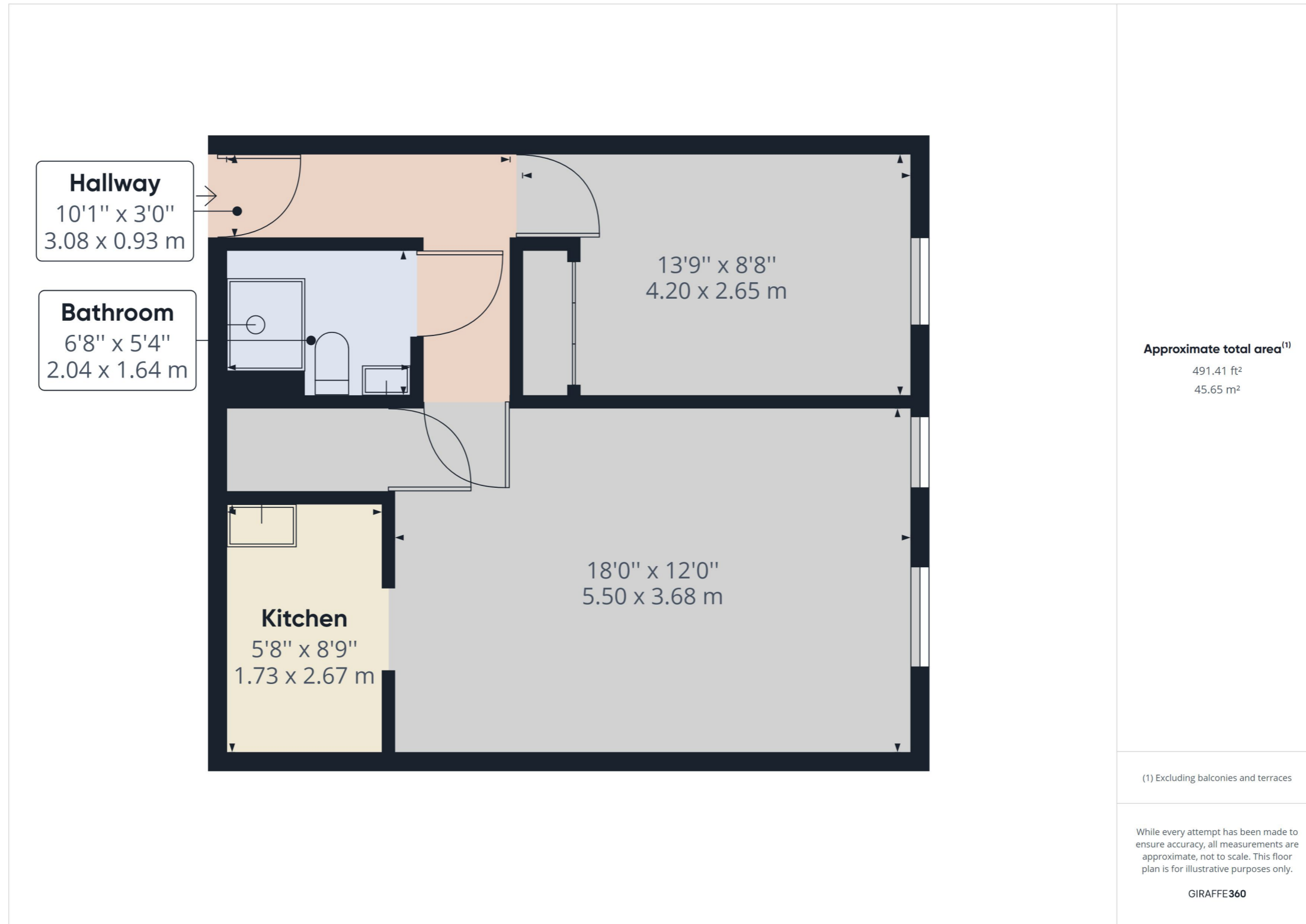
Ridgewater

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**1 Bedroom Retirement Property for Sale in Roundham,
Paignton**

£80,000

FLOOR PLAN



DESCRIPTION

This one bedroomed second floor retirement flat in Homebourne House is located in the popular Roundham area of Paignton within a few hundred yards of Paignton harbour and approximately ¾ of a mile of Paignton town centre which offer a fine and varied range of shopping facilities and amenities. The accommodation features communal entrance hallway, residents lounge, kitchen and managers office plus lift and staircase serving the second floor where there is a private front door to reception hallway, spacious lounge/dining room overlooking the communal gardens, fitted kitchen plus double bedroom with built-in wardrobes and modern fitted shower room/W.C. Outside there are attractive communal gardens plus visitors parking area. An internal inspection is recommended to appreciate the accommodation.

Accommodation

Communal front door with security entry phone system and access to communal hallway with both stairs and lift rising to second floor. Private front door to

Entrance Hall 10' 0" x 8' 8" maximum to L-Shape (3.05m x 2.64m) With entry phone and alarm pull cord, coved ceiling, doors to principal rooms.

Living Room 18' 0" x 12' 0" (5.50m x 3.68m) Having uPVC double glazed windows overlooking the communal garden and across to the surrounding area, electric panel heater, T.V aerial connection point, wall light points, coved ceiling, entry phone, airing/storage cupboard with slatted wooden shelving, meters consumer unit, insulated hot water cylinder.

From the living room there is an archway through to

Kitchen 8' 9" x 5' 8" (2.67m x 1.73m) Fitted with units comprising of inset stainless steel sink unit with single drainer and mixer tap. Modern roll edge work surface over

fitted floor cupboard and drawer units and matching wall mounted cupboards over, fully tiled walls, coved ceiling, electric cooker point, extractor unit.

Double Bedroom 13' 9" x 8' 8" maximum (4.20m x 2.65m) With uPVC double glazed window having open outlook over the communal garden and across the surrounding area, night storage heater, built-in double wardrobe with bi-fold doors, hanging rails and fitted shelving, emergency pull cord, coved ceiling.

Shower Room/W.C 6' 8" x 5' 4" (2.04m x 1.64m) Fitted shower/wet room with walk-in shower cubicle with wall mounted electric Mira sport shower, side hand grips, fold down seat. Built-in furniture including vanity unit with wash basin and cupboard below, low level W.C, mirror fronted medicine cabinet, fluorescent strip light, coved ceiling.

Outside There are attractive communal gardens which are arranged to lawn with flower beds and an abundance of shrubs, plants and bushes with seating area for use by residents. There is also visitors parking.

Tenure - Leasehold 99 years from 1st September 1985 (61 years remaining)

Agents Note: The property is for the Over 60's only. We are told the Property is **Council Tax Band B** and Water is included in the Service Charge.

Current Service Charge and Ground Rent is £235.70 Per Calendar Month. This maintenance charge includes house managers remuneration, provision of 24 hour emergency monitoring service, buildings and communal insurance, electricity to communal areas, water and sewage charges, cleaning of communal areas, ground maintenance, lift maintenance, fire equipment, general maintenance and repairs.

EPC = B

PHOTOS





Paignton Office

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