



**Ridgewater**  
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**2 Bedroom Retirement Property for Sale in Fairlawns Park,  
Grange Road, Paignton**

£190,000

# FLOOR PLAN



# DESCRIPTION

Fairlawns Park is a picturesque park located in the Goodrington area of Paignton. It is in walking distance of Goodrington Sands and some nearby local shops and facilities. Situated in a quiet corner at the bottom of the park, this beautifully presented 2 bedroom fully residential park home for the Over 55's offers light and bright accommodation, driveway parking, and large deck to 2 sides.

A few steps lead to the main door from the parking, there is an entrance hall with doors to a good size 'L' shaped lounge/dining area with french doors to the terrace, kitchen with door to the terrace, 2 bedrooms enjoying open outlook to the rear (master bedroom with French doors giving access to the terrace area), shower room/wc. Outside this particular lodge has the advantage of a large terraced rear garden area with ease of maintenance in mind suitable for outside dining and relaxing.

## Location

Beautiful Goodrington with its long, sandy beach is one of the most popular resorts on Devon's English Riviera. Set in a wonderfully attractive, sheltered bay close to Paignton, Goodrington offers the very best of Devon seaside fun. You'll love the picturesque steam train running close behind the gentle curve of gaily-painted beach huts. There's also a splendid promenade, boating lake, Rock Walk Gardens, a large waterpark and a range of kiosks and eateries. And your pooch can come too – Goodrington is super dog friendly.

The property is beautifully presented throughout with light grey laminate flooring, gas central heating and double glazing

Entrance hall with Upvc double glazed door, storage cupboard and doors to:

**Lounge / Diner (L shaped) Lounge 19'5" x 11'1" (5.94m x 3.39m) Dining area 9'11" x 7'0" (3.04m x 2.15m)** 3 Upvc double glazed windows flood the room with light, the additional french doors lead to the terrace. Handy store cupboard, electric fire place.

**Kitchen 10'2" x 9'3" (3.11m x 2.83m)** With a range of units, built in fridge and freezer, built in washing machine, electric oven and gas hob. over worktop lighting. Store cupboard Upvc window and door to rear terrace.

**Bedroom 1 10'8" x 9'7" (3.27m x 2.94m (plus wardrobe)** with Upvc double glazed doors to garden, built in wardrobes

**Bedroom 2 8'1" x 8'0" (2.48m x 2.46m (plus wardrobe)** with Upvc double glazed window

**Shower room 5'10" x 5'6" (1.78m x 1.68m)** with shower, sink and toilet, Upvc double glazed window

**Terrace.** The property has around 500 sqft of external terrace, perfect for relaxing outside.

## Material Information

No Lease Term (Lifetime Lease)

Management Company are MJ & KL Limited

Maintenance Charges are £2,172pa (to include communal grass cutting, lighting)

Council Tax Band A

EPC Exempt

Park Home Measures 36 x 20

Not allowed any wooden structures ie sheds without permission, no mechanical work on cars, no campers/rv's parked on site along with no pets, property can not be rented

Mains, Gas & Electric (Scottish Power) & Water (sww).

Flood Risk – High Risk surface water great than 3.3% each year, very low risk of flooding from rivers & sea, less than 0.1% each year.

Broadband – Standard

Mobile Coverage – Indoor EE, Three & Vodafone limited on voice & data. 02 likely on voice, limited on Data. Outdoor EE, Three, 02 & Vodafone Likely on voice and data.

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Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

# PHOTOS





#### **Paignton Office**

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

**Tel:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)



#### **Torquay Office**

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

**Call:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

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