



**Connells**

1 Polding Court Knapp Park Road  
PAIGNTON



# 1 Polding Court Knapp Park Road PAIGNTON TQ4 7LA

for sale  
**£110,000**



## Property Description

Connells are delighted to bring to the market this charming studio apartment, perfectly situated on the level near Goodrington Sands Beach and the stunning coastal path. This property presents a fantastic opportunity for first-time buyers, those looking to step onto the property ladder, or savvy investors seeking a coastal retreat.

Upon approach, the home benefits from its own driveway parking, adding convenience to this delightful space. As you enter, you're welcomed into a bright and airy lounge area with a cleverly designed separate sleeping area, creating a sense of privacy and comfort. The kitchen is well-appointed, featuring built-in appliances and providing a practical space for cooking and dining.

The shower room is modern and functional, offering all the essentials in a compact design.

One of the standout features of this home is the garden - a true haven for relaxation. It boasts a newly laid patio area, ideal for outdoor dining, with raised shrub and plant borders adding color and charm.

With its prime location, this lovely studio offers the perfect blend of comfort and convenience, just moments from the beach, coastal walks, and local amenities. Don't miss out on this unique opportunity - viewings come highly recommended!

## Accommodation

uPVC double glazed door leading into

### Lounge / Bedroom

18' 3" x 10' 6" ( 5.56m x 3.20m )

Front aspect uPVC double glazed window, Tv point, power points and radiator. Door to

### Shower Room

Side aspect Upvc double glazed obscure window. Suite comprising of shower cubicle with wall mounted power shower. Vanity unit with mixer tap over and low level wc. Fully tiled walls.

### Kitchen

9' 6" x 6' 7" ( 2.90m x 2.01m )

Rear aspect uPVC double glazed door and window overlooking recently landscaped rear garden. Kitchen comprising of matching wall, base and draw units. Stainless steel sink unit with mixer tap over, plumbing for washing machine and space for fridge freezer. Part tiled wall and radiator.

## Outside

Gardens recently landscaped with flower and shrub borders, to the front and recently landscaped with parking for a vehicle.



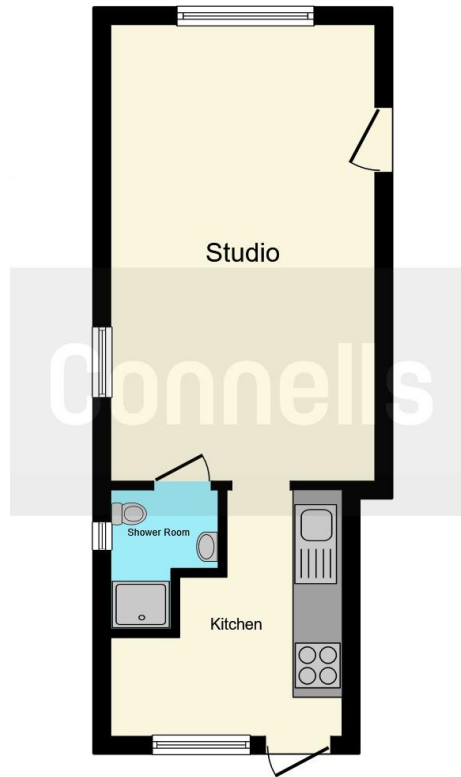












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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51 Hyde Road  
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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PGN312597](http://connells.co.uk/Property/PGN312597)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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