



Connells

Goodrington Orchard Hookhills Road
Paignton

Goodrington Orchard Hookhills Road Paignton TQ4 7JX

for sale
£115,000



Property Description

This One bedroom, residential park home is located in the sought after area of Goodrington with the shops at Three beaches a short walk away and an excellent bus route into Paignton or Brixham. The property stands in well maintained gardens and whilst there is no parking on the site, there is road parking generally available nearby.

Accommodation

The accommodation is approached through the park home site, through well-kept communal gardens. There are a couple of steps leading up to the home.

The UPVc obscure glass double glazed door leads into:-

Entrance Hallway

The hallway has a useful storage cupboard.

Central heating controls.

Doors off to the principle rooms.

Kitchen

7' 5" x 6' 7" (2.26m x 2.01m)

The kitchen is off the small dining hall area and has a good range of white matching wall and base units.

Complimentary roll top work surface.

Single sink and drainer with mixer tap.

UPVc double glazed window over looking the side aspect of the property.

Four ring gas hob and a built under electric oven.

Space for white goods.

The small dining hall area allows for a small table and there is a UPVc double glazed window with views to the side.

Lounge

11' 6" x 9' 8" (3.51m x 2.95m)

The lounge has a UPVc double glazed bay window over looking the front aspect of the property and over the communal gardens.

The feature fire place has an electric fire with a surround.

There is a further UPVc double glazed door to the side which takes you out to the raised patio.

Textured and coved to the ceiling.

Double panelled radiator.

Bedroom

11' 6" x 9' 8" (3.51m x 2.95m)

The bedroom leads off from the hallway and has a UPVc double glazed window to the side.

There is a combination wardrobe with hanging rails and shelving, dressing table with drawers under and a vanity mirror and shelf above.

Double panelled radiator.

Shower Room

The shower room has a shower unit with a glass door enclosure and electric shower.

There is a wash hand basin and low level toilet.

Double panelled radiator.

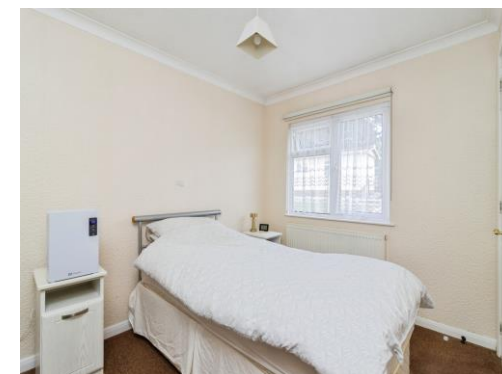
UPVc double glazed obscure glass window.

Outside

The park home sits in well-maintained gardens.

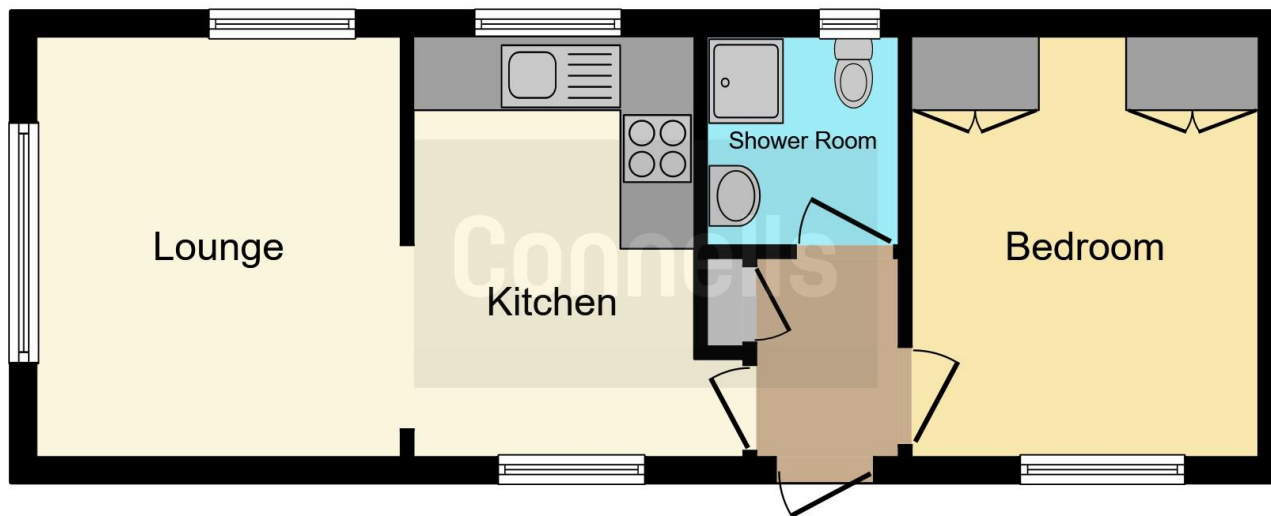
To the sides of this particular property there are paving stones and raised terrace.

PLEASE NOTE, There is no parking available on this site. Road parking can be found close by..









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

To view this property please contact Connells on

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EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/PGN312843

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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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Property Ref: PGN312843 - 0002