



**Connells**

15 Singer Court Manor Crescent  
PAIGNTON



# 15 Singer Court Manor Crescent PAIGNTON TQ3 2BP

for sale  
**£225,000**



## Property Description

Beautifully presented and thoughtfully designed, this second-floor, one-bedroom retirement apartment offers a perfect blend of comfort, convenience, and stunning coastal views. Located within Singer Court—a prestigious development by award-winning retirement specialists McCarthy Stone—this home is tailored for independent living for those aged 60 and over. Constructed in late 2014, Singer Court combines contemporary style with exceptional communal facilities, including a homeowner's lounge, landscaped gardens, a scooter store, laundry room, and a spectacular roof terrace overlooking the English Riviera.

The development provides peace of mind with a 24-hour emergency call system, secure intercom entry, and the support of a dedicated House Manager. Residents can enjoy a vibrant social calendar with activities such as coffee mornings, film nights, and exercise classes, while still maintaining complete independence. Singer Court is pet-friendly, energy-efficient, and offers lift access to all floors, making it an ideal choice for retirement living.

## Entrance Hallway

Entrance Hallway - With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in boiler cupboard with light and shelving housing the Gledhill

boiler supplying domestic hot water and the 'Vent Axia' heat exchange unit. Emergency pull cord, featured glazed-panelled door to sitting room.

## Lounge

23' 8" x 11' 4" ( 7.21m x 3.45m )

A welcoming room with a fully triple-glazed French door and matching side-panel with window opening onto a generous balcony enjoying wonderful views over the surrounding rooftops to the beautiful bay of the English Riviera. There is a focal point fireplace with an inset flame-effect electric fire, two ceiling light fittings, and a feature glazed panelled door leads to the kitchen.

## Balcony

21' 9" x 6' 2" ( 6.63m x 1.88m )

A fantastic outdoor space . Running the width of the property with ample space for Bistro-styled furniture and potted plants. A glazed balustrade provides an unobstructed view over the surrounding skyline to the beautiful coastline with the hillside location of Torquay in the distance. There are glazed privacy panels to both wings ensuring that this is a perfect place to sit quietly enjoy the view and while away the hours.

## Kitchen

8' 6" x 7' 5" ( 2.59m x 2.26m )

Triple glazed window with far-reaching views. There is an excellent range of 'Maple effect' fitted units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with a stainless-steel chimney

extractor hood over, waist-level oven and fridge and freezer. Extensively tiled splash-backs, fully tiled floor and ceiling spot light fitting.

## Bedroom

21' 2" x 9' 6" ( 6.45m x 2.90m )

A super double bedroom extending into a recess area having with a triple-glazed picture window. Walk-in wardrobe with light, ample hanging space and shelving. Two ceiling light fittings.

## Shower Room

White suite comprising; walk-in level access shower with a glazed screen, close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop over with mirror, strip light and shaver point. Electric heated towel rail, emergency pull cord, ceiling spot light, fully tiled walls and floor.

## Outside Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

## Service Charges

House Manager who ensures the development runs smoothly

- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems

- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates



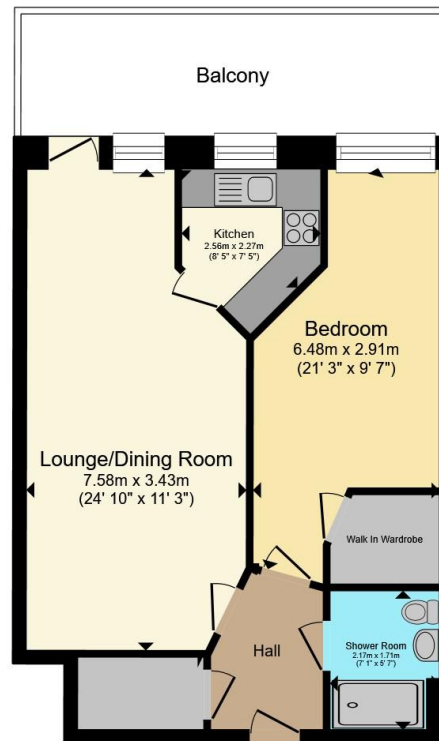












Total floor area 55.3 m<sup>2</sup> (595 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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51 Hyde Road  
 PAIGNTON TQ4 5BP

EPC Rating:  
 Awaited

Council Tax  
 Band: C

Service Charge:  
 2857.32

Ground Rent:  
 425.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PGN313281](http://connells.co.uk/Property/PGN313281)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2014. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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