



Belle Vue Road, Paignton, TQ4 6PT

Offers Over £70,000

A one bedroom second floor flat located in the private retirement complex of Homebourne House just moments from Paignton beach and harbour. The property itself comprises of an inner hallway, a large and light lounge/diner, a kitchen, double bedroom, modern shower room, residents lounge and laundry room, lift access, communal parking and picturesque communal gardens. The complex is ideally situated within easy reach of an array of amenities such as Paignton town, the bus and train station, Paignton beach and harbour, an array of shops, restaurants and cafes as well as much more. The property is being offered with no onward chain and benefits from an on-site warden for added peace of mind.

- NO CHAIN!
- BEAUTIFULLY PRESENTED
- MODERN SHOWER ROOM
- COMMUNAL GARDENS
- HARBOURSIDE LOCATION

### Entrance Hall

Accessed via a secure fire safety front door, the welcoming entrance hallway features overhead lighting, a built in storage cupboard and an emergency pull cord system. Doors lead to all principal rooms.

### Kitchen

A generously sized kitchen fitted with a comprehensive range of wall, base and drawer units topped with roll edged work surfaces. Includes a stainless steel sink and drainer, space for an electric cooker, and room for a tall freestanding fridge freezer.

### Lounge Diner

An impressively bright and airy lounge/dining room with lovely views over the manicured front gardens. Ample space for furniture, television and internet connection points, emergency pull cord, and an electric night storage heater. Large uPVC double glazed windows flood the space with natural light.

### Bedroom

A spacious double bedroom complete with built in wardrobes, an emergency pull cord system, electric night storage heating, and uPVC double glazed windows.

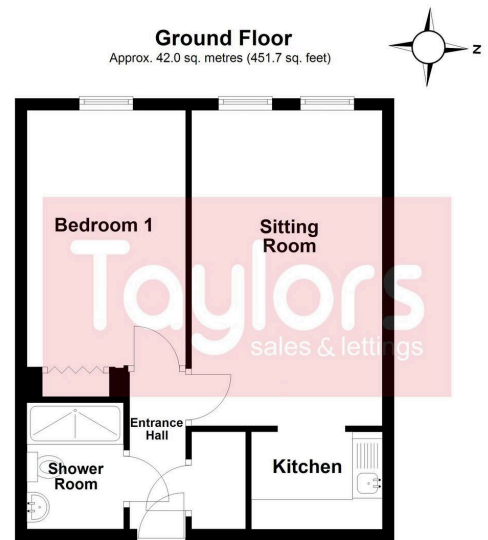
### Shower Room

A newly fitted, contemporary shower room featuring a walk in triple shower unit, low level WC, vanity wash basin with storage below, and complimentary wall panelling. Additional features include a chrome heated towel rail, extractor fan and mirrored medicine cabinet.

### Outside

Beautifully landscaped gardens surround the property, offering tranquil outdoor space for all residents to enjoy.

Private off road parking is available for residents on a first come first served basis.



Total area: approx. 42.0 sq. metres (451.7 sq. feet)

### Address ‘

Belle Vue Road, Paignton, TQ4 6PT

### Tenure ‘Leasehold’

### Council Tax Band ‘B

### EPC Rating ‘C

### Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.