

The Coach House, Steartfield Road, Paignton, TQ3 2BG

Eric Lloyd & Co.

www.ericlloyd.co.uk





£145,000 Leasehold

A deceptively spacious **TWO BEDROOM GROUND FLOOR RETIREMENT FLAT**, situated within a popular development for the over 60s, enjoying a convenient level location with good access to Paignton town centre and seafront. Offered for sale with **NO ONWARD CHAIN**.

Flat 2 forms part of The Coach House, an established retirement development comprising 32 similar properties arranged around a central courtyard, with attractive communal grounds and facilities including a residents' lounge and laundry room. A part-time caretaker is on hand, and an emergency care line is installed, providing additional reassurance and peace of mind. The development offers an ideal opportunity for those seeking comfortable, independent retirement living within a welcoming community.

The flat itself is deceptively spacious and benefits from double glazing and electric heating throughout.

The accommodation briefly comprises an entrance door into the lounge, a kitchen/dining room, two bedrooms and a modern shower room. The lounge is positioned to the front of the property and enjoys a square bay window, allowing natural light to fill the room. A fitted fire surround provides an attractive focal point, with doors leading through to the inner hallway and front bedroom. The inner hallway incorporates a useful walk-in storage cupboard and provides access to the remaining accommodation.

The kitchen/dining room is fitted with a good range of white-fronted wall and base units, complemented by contrasting work surfaces and a stainless steel sink and drainer. Integrated cooking facilities include a built-in electric oven and two-ring hob, with a cooker hood above. There is additional space for a fridge, together with room for a dining table and chairs. A window and door to the rear provide natural light and convenient access.

The front bedroom benefits from a triple-width built-in wardrobe with sliding doors, offering excellent storage space. The second bedroom, situated to the rear, also incorporates a built-in double wardrobe, making it suitable as a guest bedroom or study. Completing the accommodation is a modern shower room, fitted with a corner shower enclosure and shower, a white vanity unit with inset washbasin and a concealed-flush W.C.

The property enjoys the benefits of the development's communal courtyard and surrounding grounds, providing pleasant outdoor space for residents to enjoy. Its level setting is particularly convenient, with Paignton town centre, local amenities and the seafront all readily accessible.

Offered with **NO ONWARD CHAIN**, this well-positioned retirement apartment represents an excellent opportunity for buyers seeking manageable accommodation in a convenient and established retirement setting.

GENERAL AND LEASEHOLD DETAILS

Managing Agents: O'Dwyer properties

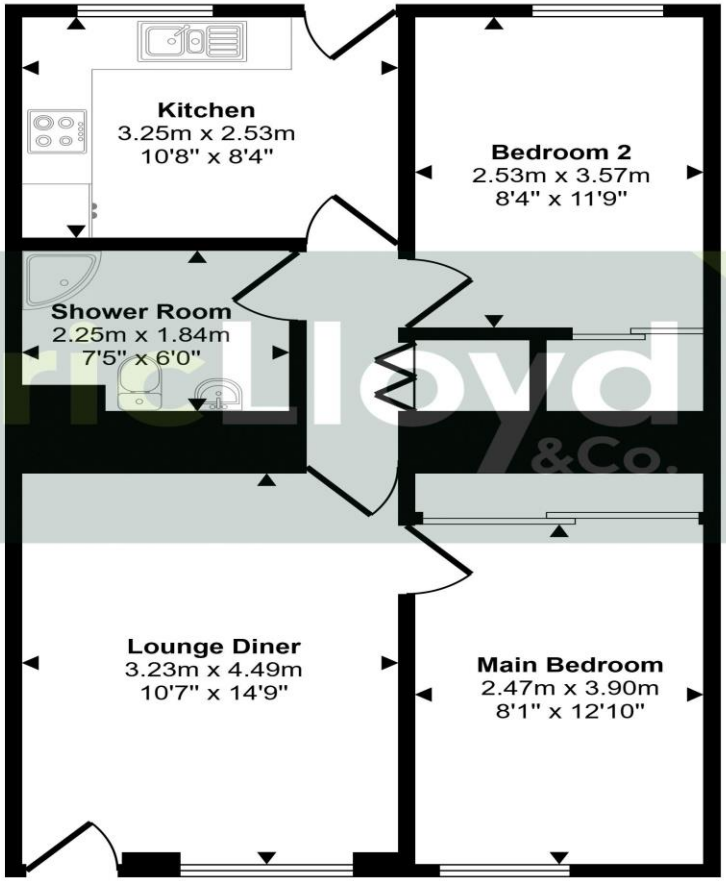
199 year lease which was created in 1984. We are advised that the curerent maintenance charge is £250 per calender month.

Occupants must be 60 years of age or older.

Dog or Cat permitted as long as they cause no nuisance.

No sub-letting allowed.

Approx Gross Internal Area
57 sq m / 617 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.













ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 86% / THREE 79% / VODAPHONE 75% / O2 66%

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

01803 852773
42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466
6 Churston Broadway, Broadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd &Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.