

CHRISTOPHER SCALES

POWERED BY  
**exp** UK



**Stearfield Road, Paignton**

**£130,000**

Positioned on the ground floor, this well presented retirement apartment offers convenient level access and a desirable location close to Paignton seafront and town centre, presented without an onward chain. To arrange a viewing, when calling please quote CS1097.

Residents benefit from communal gardens, a laundry facility, and a residents' lounge. This home includes two comfortable double bedrooms, a bright dual-aspect sitting/dining room, a kitchen and shower room. The property also benefits from double glazing and electric heating. Situated a short level walk to the seafront and beach where there are several cafes, bars and restaurants. A short walk further leads directly to the town centre with a further varied range of shopping facilities, a bus station and railway station.

An internal inspection is highly recommend in order to appreciate the light, bright living accommodation and the convenient level location.

**THE ACCOMMODATION COMPRISES,** UPVC obscure glazed door to:

**SITTING/DINING ROOM** - 5.44m x 3.12m (17'10" x 10'3") Coved ceiling with pendant light points, smoke detector, a dual aspect with UPVC double glazed windows to the front and rear, electric heater, TV connection point, doors to:

**KITCHEN** - 2.87m x 2.46m (9'5" x 8'1") Directional spotlights, UPVC double glazed window, electric heater. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, space for electric cooker with extractor over, tiled surrounds, matching wall units, space for under worktop appliances.

**BEDROOM ONE** - 3.23m x 3.15m (10'7" x 10'4") Coved ceiling with pendant light point, wall mounted electric heater, fitted wardrobes to one wall with sliding doors and shelving to the side, UPVC double glazed window to the front aspect, emergency pull cord.

**BEDROOM TWO** - 3.53m x 2.9m (11'7" x 9'6") Coved ceiling with pendant light point, UPVC double glazed window to the front aspect, wall mounted electric heater.





**LOBBY** - 1.14m x 0.64m (3'9" x 2'1") Light point, large storage cupboard with shelving, electric meter and water heater. Door to:

**SHOWER ROOM/WC** - 1.96m x 1.73m (6'5" x 5'8") Light point, extractor fan, wall mounted electric fan heater. Comprising a large shower cubicle with electric shower, pedestal wash hand basin, WC, part tiled walls, heated towel rail, strip light and shaver socket.

### **USEFUL INFORMATION**

Tenure - Leasehold (199 years from 1982)

Freeholder - O'Dwyer properties

Management Company - O'Dwyer properties

Service Charge - £3000 per annum to include all communal services and water

Ground Rent - None

Age - 1980's

Heating – Electric heating

Drainage - Mains

Windows - Double glazed

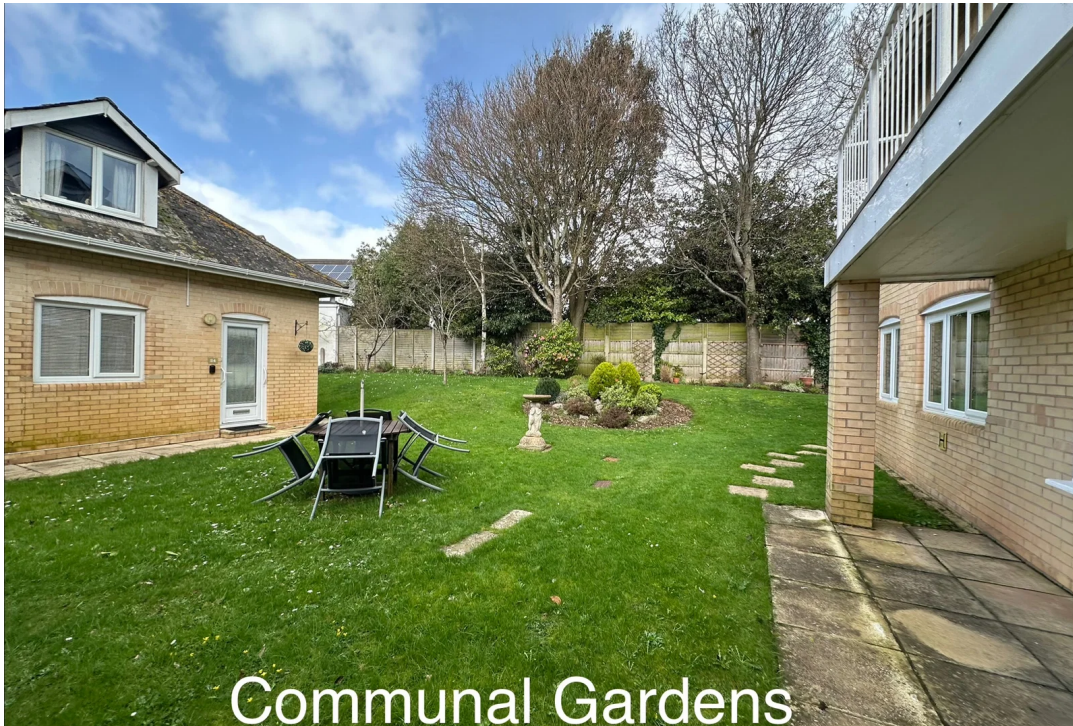
Council Tax - B

EPC Rating - D/67 Potential C/72

Broadband - To be confirmed

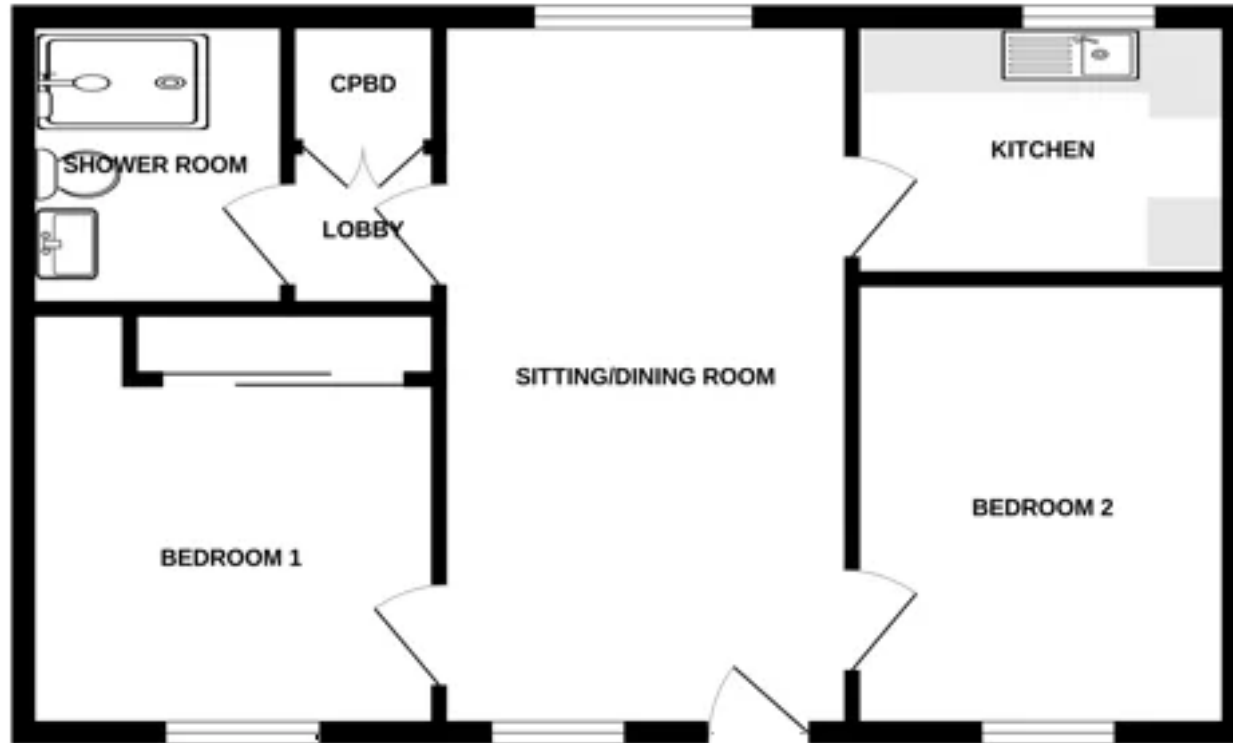
Mobile - To be confirmed

Minimum Age Requirement - 60 years



Communal Gardens

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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