



Gibson Road, Hookhills Paignton, TQ4 7LT

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£185,000 Leasehold

A Light and Bright **TWO BEDROOM FIRST FLOOR FLAT** with **GARAGE** and rare **PARKING** for three vehicles. Situated in a convenient residential position on Gibson Road, this well-proportioned first floor flat offers light, bright accommodation, generous parking, and a practical layout ideal for a wide range of purchasers.

Benefitting from a southerly aspect to the front, the flat enjoys excellent natural light throughout the main living areas, creating a warm and inviting home that is both comfortable and functional. Accessed via its own private porch, the property provides an immediate sense of independence.

From the porch, a staircase leads to the first floor, opening onto the main hallway that connects the living spaces. The layout is well arranged and offers a pleasant balance between living and bedroom accommodation. The lounge/dining room sits to the front of the property and is an especially attractive feature. With a double-glazed window framing the southerly outlook, the room enjoys sunlight for much of the day. It provides ample space for both seating and dining furniture, making it ideal for relaxing, entertaining, or working from home.

Adjacent to the living room is the kitchen/breakfast room, also benefitting from the bright southerly orientation. Fitted with wood-effect wall and base units, the kitchen offers plentiful storage and worktop space along with a breakfast bar together with a built-in oven and hob. There is ample room for additional white goods, making it an excellent everyday space for cooking and informal dining.

To the rear of the flat are the two double bedrooms, both peacefully positioned away from the road. The second bedroom benefits from fitted wardrobes and overhead cupboards, providing excellent built-in storage without compromising floor space. The principal bedroom is also a comfortable double and offers ample space for freestanding furniture. The accommodation is completed by a bathroom/W.C, fitted with a bath and shower cubicle.

While some buyers may wish to update the space, it is functional and practical as currently arranged.

The flat also benefits from gas-fired central heating, ensuring cost-effective warmth throughout the year. One of the key advantages of this property is the unusually generous parking provision for a flat it includes a single garage, perfect for secure parking or storage, with additional parking directly in front. Alongside this, the property benefits from a further driveway space suitable for two cars, providing rare and valuable off-road parking capacity.

Externally, there is a partial open plan garden area to the front and side of the building, providing a pleasant outdoor space that can be enjoyed for planting or simple greenery. Although modest, it helps enhance the sense of independence that comes with the flats private entrance.

Overall, this flat presents an appealing opportunity to acquire a light-filled and spacious first floor flat with excellent parking, a garage, gas central heating, and well-balanced accommodation. Ideal as a home or investment, the property offers comfort, convenience, and scope for personalisation in a popular Paignton location just a short walk away from Cherry Brook Square where there is a large Co-Op, Pharmacy, Bakery, Newsagents and Doctor/Dental Surgeries.

Internal viewing is highly recommended.

The flat is held on an original 999 year **LEASE** (created in January 1999)

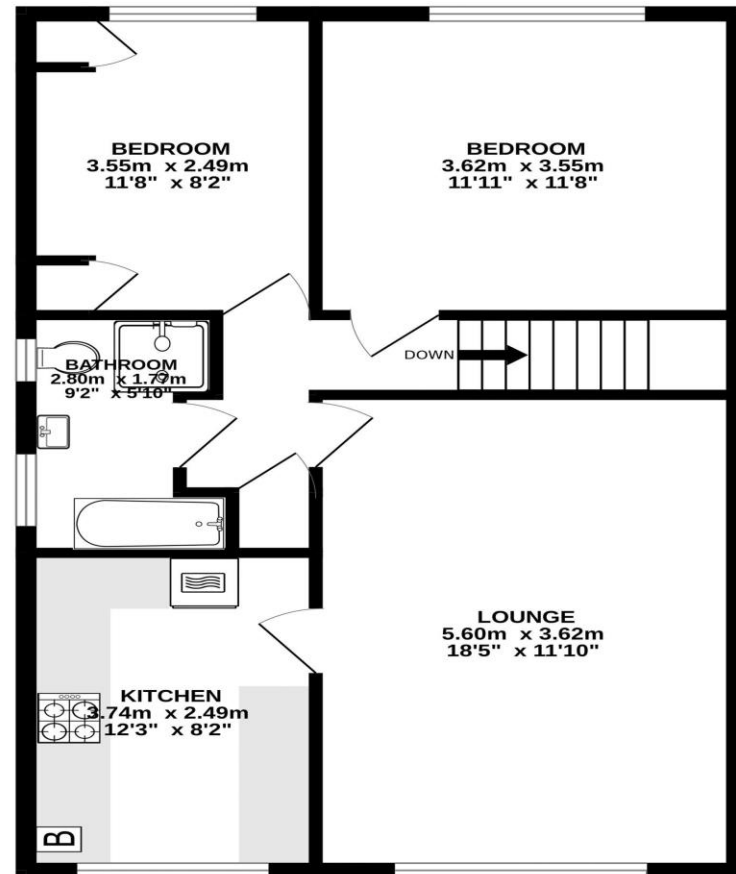
The maintenance agreement is shared between the two flats on an 'as and when maintenance required' basis. The Freeholder we understand owns the bottom flat.



ENTRANCE FLOOR
4.6 sq.m. (49 sq.ft.) approx.



FIRST FLOOR
61.7 sq.m. (664 sq.ft.) approx.



TOTAL FLOOR AREA : 66.3 sq.m. (713 sq.ft.) approx.

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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ENERGY PERFORMANCE RATING: tbc

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available in the area. Mobile coverage average is: VODAPHONE: 74% / o2 69% /EE 80% /THREE 84%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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