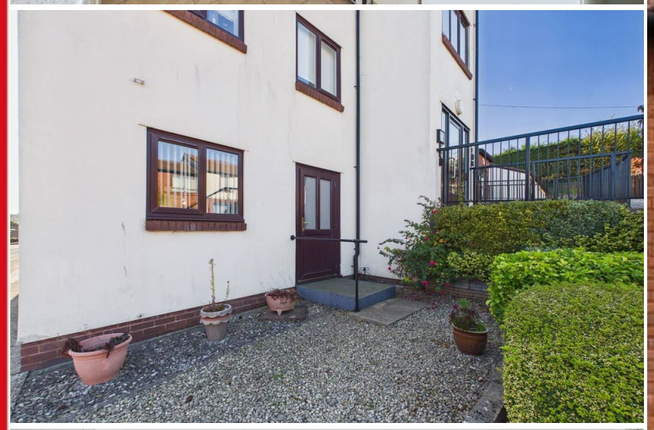
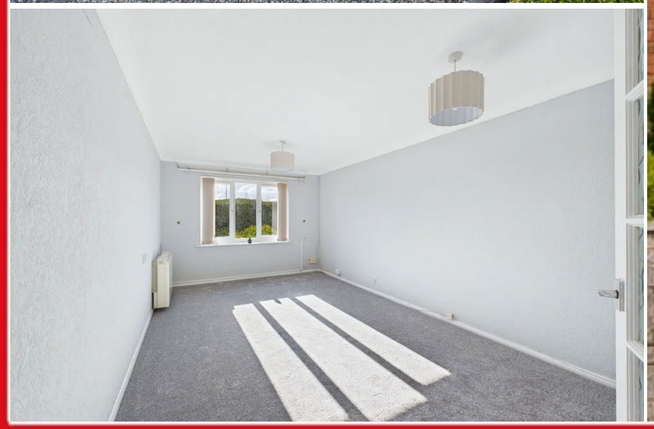








Taylors
sales & lettings

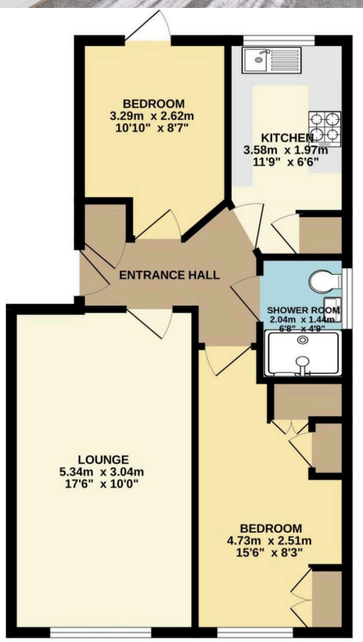
Guide Price £139,950 - £145,000

Pebble Court,
Goodrington,
Paignton, TQ4 5JT

Situated on the edge of Goodrington, being extremely well situated for Goodrington Beach, just across the road from the property, as well as being a short distance away from Paignton town centre, and being on an extremely good regular bus route, giving access to the town as well as nearby towns of Brixham, Torquay & Newton Abbot. Pebble Court offers an on-site manager, communal dining room for social gatherings and a laundry room shared with all residents of the block. In a well-maintained retirement development, this two-bedroom ground floor apartment is accessed via a secure communal entrance with intercom system, with stairs down to flat one. There is alternate access from street level, providing stair free access for convenience and ease, leading into Bedroom 2. The accommodation is well presented and comprises an entrance hall with useful storage, a lounge overlooking some communal gardens, and a fitted kitchen with a range of wall and base units and overlooking the courtyard area. There are two bedrooms, with the principal bedroom benefiting from fitted wardrobes. The second bedroom offers versatility and enjoys direct access out to the courtyard area. The wet room is fitted with a walk-in shower, W.C, wash hand basin and heated towel rail. A main benefit of the property is the courtyard area, laid with gravel chippings and enhanced by a variety of shrubs and planting, providing an attractive outdoor space to enjoy. We are advised that, whilst the courtyard is not included within the title, the apartment enjoys private use and access to this delightful area. This is unique compared to other flats in the development. This unit also represents the most level apartment on the development. Further benefits include newly laid carpets, recent redecoration, double glazing, night storage heating, an emergency pull-cord system and secure residents' entry. An internal viewing is recommended.







ENTRANCE Communal entrance with security intercom system with stairs down and door to flat one. Alternate access via street level, stair-free access into Bedroom 2 from courtyard.

ENTRANCE HALL Security entrance phone, built-in cupboard with slatted shelving and housing electric consumer unit, emergency pull cord system, door to:

LOUNGE PVCu double glazed window to front aspect overlooking communal gardens, emergency pull cord, power points, TV aerial point, night storage heater.

KITCHEN Wall and base fitted kitchen units, PVCu double glazed window overlooking private courtyard, space for a tall fridge/freezer, space for cooker with concealed extractor above, power points, built-in cupboard with slatted shelving, space for further under-counter appliance, stainless steel sink inset to work surfaces.

BEDROOM 1 PVCu double glazed window to front aspect, fitted wardrobes, power points, emergency pull cord, night storage heater.

BEDROOM 2 Large PVCu double glazed door leading out to the private courtyard area, power points.

WET ROOM/W.C. PVCu double glazed obscure window to side, emergency pull cord, walk-in room with electric shower, W.C., wash hand basin, mirrored medicine cabinet, chrome electric towel rail.

PARKING There is unallocated parking for residents on a first come, first served basis.

OUTSIDE The apartment uniquely benefits from having access and use of a private courtyard area laid mainly to gravel chippings and accessed from the second bedroom with a range of shrubs and bushes. There is a large private door providing access to outside.

AGENTS NOTE The courtyard area is not owned by the flat. We have been advised that the flat has private access to utilise this garden space.

MATERIAL INFORMATION

The seller informs us of the following information:
- Length of Lease – 85 years remaining
- Maintenance Charge – £755.16 per quarter
- Ground Rent – £10 per annum
- Assured Shorthold Tenancy allowed
- No holiday letting
- No pets allowed
-Minimum age 60 years

Address ‘Pebble Court, Goodrington, Paignton, TQ4 5JT’

Tenure ‘Leasehold’

Council Tax Band ‘C’

EPC Rating ’60 | D’