



## Pebble Court | Paignton | TQ4 5JT

Asking Price Of £127,000

A spacious two bedroom first floor flat located within the popular over 60's development of Pebble Court in the desirable location of Goodrington, Paignton. The property comprises of a welcoming inner hallway, a large lounge/diner, kitchen, two double bedrooms, a family bathroom, communal parking as well as communal gardens. The property also benefits from an onsite manager, laundry facilities, guest room and a communal lounge. The development is perfectly situated within easy reach of Goodrington beach, Clennon Valley, local shops, Paignton town, bus links and more. The property is being offered with no onward chain!

- NO CHAIN!
- TWO BEDROOMS
- OVER 60'S
- PARKING
- SOUGHT AFTER GOODRINGTON LOCATION

**ENTRANCE** A fire safety front door opening into a welcoming inner hallway with doors leading to the adjoining rooms, a fitted storage cupboard with a new consumer unit, electric store heated radiator.

**LOUNGE/DINER** - 5.6m x 3.03m (18'4" x 9'11") A wonderfully bright and spacious lounge/diner overlooking the well manicure communal gardens. Space for ample furniture, TV and Internet points, emergency pull cord system and an electric night store heated radiator.

**KITCHEN** - 3.81m x 2m (12'6" x 6'6") A sizable fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring induction hob with extractor hood above. Space for a fridge freezer and washing machine, tile backsplash, uPVC double glazed window and a deep fitted airing cupboard housing the new hot water cylinder. Electric pull cord wall heater.

**BEDROOM ONE** - 5.19m x 2.56m (17'0" x 8'4") An incredibly large master bedroom to the front aspect of the building again overlooking the picturesque communal gardens. Space for a vast amount of furniture, built in wardrobes, emergency pull cord system, uPVC double glazed windows and an electric night store heated radiator.



**BEDROOM TWO** - 3.51m x 2.45m (11'6" x 8'0") A second generously sized double bedroom, uPVC double glazed window and an electric heated radiator.

**BATHROOM** A three-piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with electric power shower above and a protective glass shower screen. Tiled walls and extractor fan. Electric pull cord wall heater.

**OUTSIDE** Communal parking on a first come first serve basis for the residents of Pebble Court. Communal gardens wrap around the complex.

Address 'Pebble Court, Paignton, TQ4 5JT'

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating 'TBC'

### 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.