



**Ridgewater**

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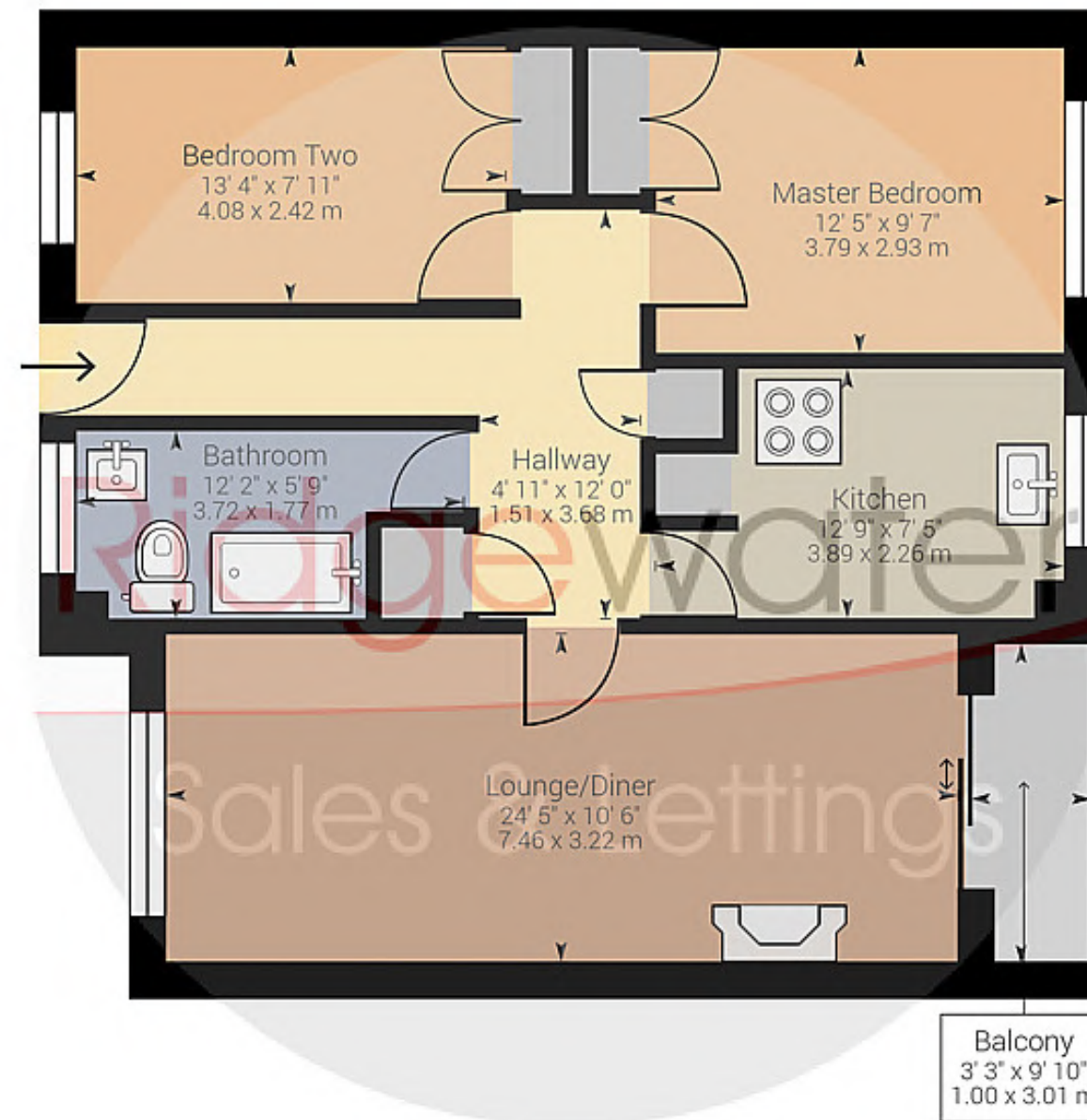
**2 Bedroom Apartment for Sale in Hookhills Road**

**PAIGNTON**

Price: £175,000



# FLOOR PLAN



Approximate net internal area: 771.33 ft<sup>2</sup> (803.72 ft<sup>2</sup>) / 71.66 m<sup>2</sup> (74.67 m<sup>2</sup>)  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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# DESCRIPTION

## Guide Price £175,000-£185,000

Ridgewater is delighted to offer this two-bedroom purpose-built ground floor apartment in this attractive peaceful residential area in close proximity to local shops and amenities in Goodrington. Within walking distance of the popular Goodrington Sands beach and scenic country walks through Clennon Valley, this property provides access to many outdoor activities to suit all.

Entering Monterey from Hookhills Road and following the driveway around to the lower-level apartment complex you arrive at the property, which comes with a garage opposite the apartment. The grounds are laid mostly with lawn and the complex provides a communal drying area.

The apartment briefly comprises of two double bedrooms, both with built-in wardrobes, kitchen with integrated gas oven/hob, three-piece family bathroom, large lounge and diner with a sliding patio door to the balcony. The apartment has double glazing and gas central heating throughout.

**Tenure:** Leasehold

### Entrance and hallway:

The main entrance to the property has a UPVC double glazed door leading to the hallway which has oak effect laminate flooring and a built-in linen cupboard with slatted shelving and a second storage cupboard providing plenty of space to store appliances.

### Lounge & dining room: 24'5" x 10'6" (7.46 x 3.22m)

A large lounge and dining room separated by an open plan archway with views to the rear of the property across Paignton & Torquay. Oak effect laminate flooring throughout and a feature ornamental electric coal fire set with a white mantel and marble effect hearth. The lounge and diner has plenty of natural light from the rear patio which is situated to the rear of the property.

### Balcony:

From the lounge, there is access to the balcony by a UPVC double glazed sliding patio door with ornate cast-iron railings and tiled flooring. The balcony offers beautiful views over Paignton and towards Torquay.

### Kitchen: 12'9" x 7'5" (3.89 x 2.26M)

Located to the rear of the property which has fully tiled flooring, ample cupboard space with white gloss wall and base units and brushed steel handles. The kitchen provides plenty of worktop space with granite effect work surfaces and space for seating along a breakfast bar. The kitchen comes with an integrated gas oven and hob with overhead extractor hood, recess cove for a freestanding fridge/freezer, space and plumbing for a washer/dryer and a gas boiler, single-sink drainer with outlook to the rear of the property and views of Paignton and Torquay.

### Master bedroom: 12'5" x 9'7" (3.79 x 2.93m)

The master bedroom is situated to the rear of the property with a large built-in wardrobe which includes a full-width hanging rail and an upper shelving area. Fully carpeted throughout and double-glazed with a side hung window providing views of Paignton and Torquay.

### Bedroom two: 13'4" x 7'11" (4.08 x 2.42m)

Bedroom two is situated to the front of the property with a large built-in wardrobe which includes a full-width hanging rail and an upper shelving area. Fully carpeted and double-glazed throughout with a side hung window looking out to the front of the property.

### Family bathroom:

The family bathroom is situated to the front of the property which includes a three-piece bathroom suite comprising of a white bath with overhead shower and a hinged glass shower screen, matching low-level WC and washbasin with a mirror and glass shelf above. The bathroom flooring is fully-tiled along with part-tiled walls. Two bath towel rails and 1 hand towel loop rail beside the washbasin.

### Lease Information:

The lease term in 199 years from 25/12/1981. Service Charge for the year 01/04/2020-31/03/2021 was £705 (it has been proposed to increase it to £865 for 01/04/2021 - 3/03/2022

**NO PETS**



PHOTOS







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