



**Ridgewater**

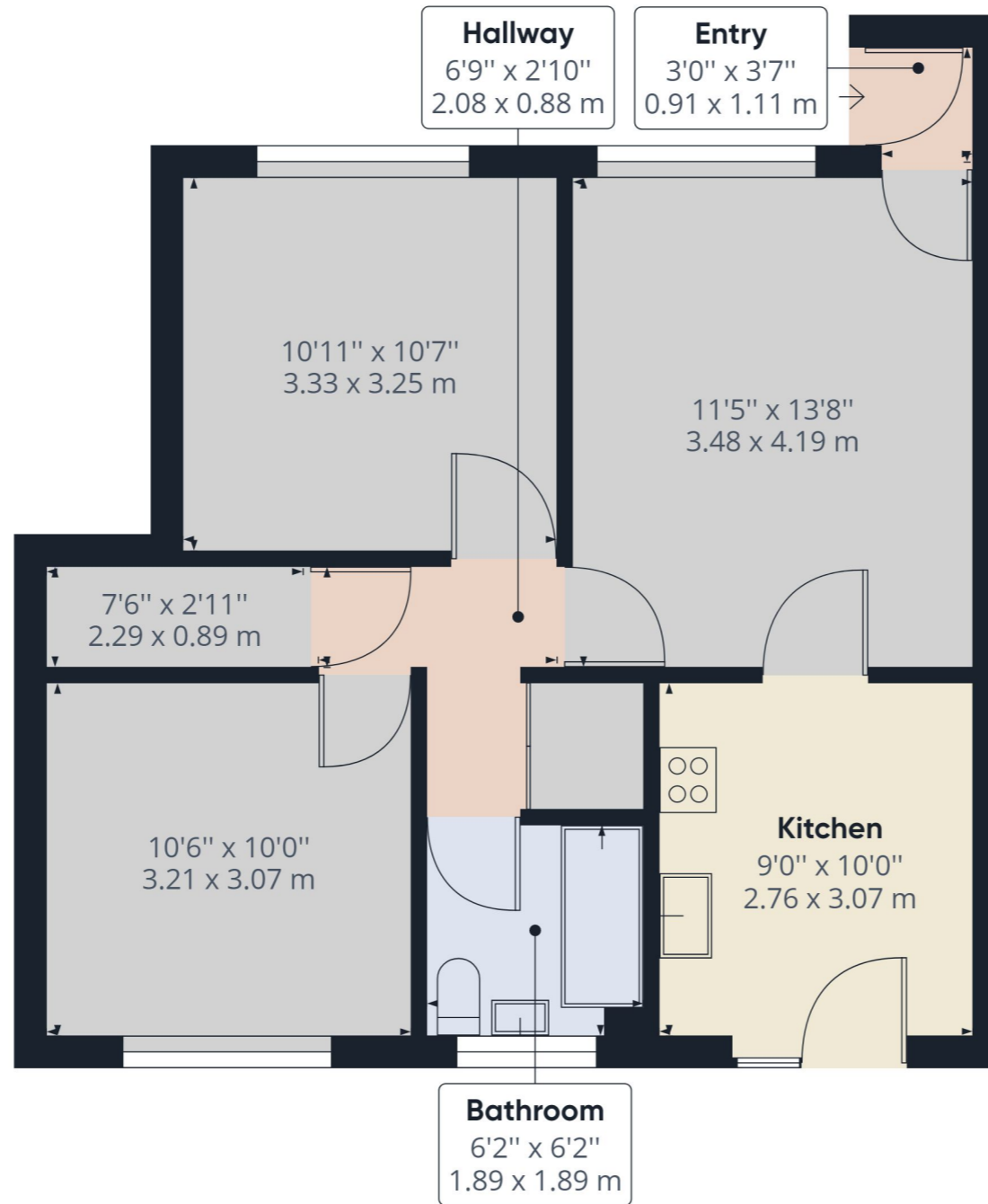
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**2 Bedroom Apartment for Sale in Underidge Road**

**Paignton**

£125,000

# FLOOR PLAN



Building 1

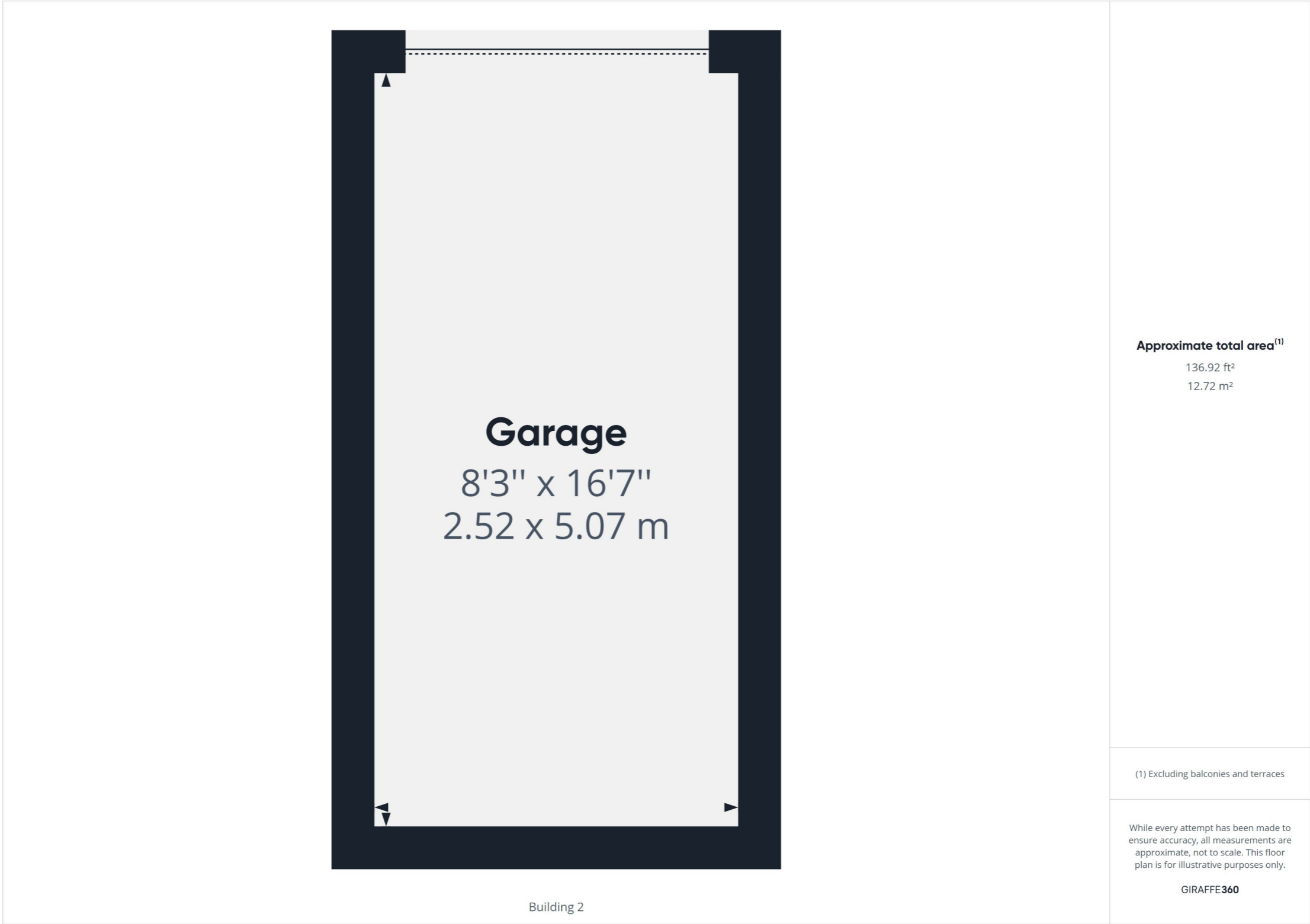
**Approximate total area<sup>(1)</sup>**  
601.67 ft<sup>2</sup>  
55.90 m<sup>2</sup>

(1) Excluding balconies and terraces

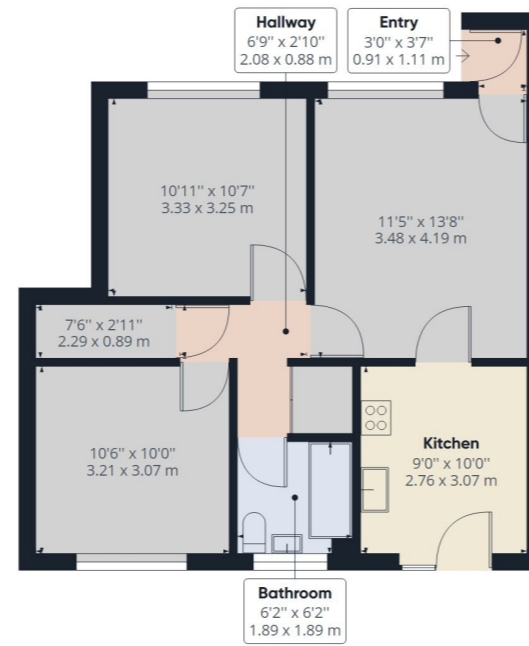
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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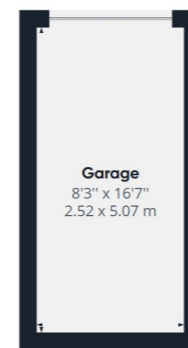
# FLOOR PLAN



# FLOOR PLAN



Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

738.60 ft<sup>2</sup>  
68.62 m<sup>2</sup>

(1) Excluding balconies and terraces

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# DESCRIPTION

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## Chain Free Two Double Bedroom Ground Floor Spacious Garden Flat

Welcome to your ideal first home or next investment! This delightful chain-free ground floor property boasts two double bedrooms and offers a spacious and well-presented living space. The property has been redecorated throughout, ensuring a fresh and inviting atmosphere.

As you approach, you'll be greeted by mature hedging and a pathway leading along the front lawn to a charming front patio, with a handy storage cupboard by the entrance.

Step inside, and you'll find yourself in the bright and airy lounge, flooded with natural light from the double-glazed window.

**The lounge 13'8" x 11'5" (4.19m x 3.48m)** with a UPVC double glazed window to the front and night storage heater, opens to an inner hallway via an oak door, leading you to both double bedrooms and the bathroom. Additionally, there are two large storage cupboards in the hallway. From here, you can access, via an oak door, the

**Modern kitchen 10'0" x 9'0" (3.07m x 2.76m)** complete with fitted wall and base units, work surfaces, an inset sink drainer unit, and a breakfast bar. There's also space for a cooker, and a washing machine. UPVC double glazed door leads to the garden and patio.

**Bedroom one 10'11" x 10'7" (3.33m x 3.25m)** offers a lovely view over the front garden through the UPVC double glazed window and a night storage heater.

**Bedroom two 10'6" x 10'0" (3.21m x 3.07m)** overlooks the private rear garden and patio. though the UPVC double glazed window and a night storage heater.

**The bathroom 6'2" x 6'2" (1.89m x 1.89m)** features a modern white suite with white tiled walls, complete with an enclosed bath and electric shower above, as well as a washbasin and W.C. There is an obscured double glazed window to the rear.

Speaking of the garden, you're in for a treat! The property offers both a front and rear garden, perfect for relaxation and outdoor entertaining. The rear garden includes a paved patio area, ideal for seating and al-fresco dining. A few steps lead up to the main lawn area, which enjoys a light southwesterly aspect and comes with a shed for additional storage.

This property also comes with the added benefit of a **garage, 16'7" x 8'3" (5.07m x 2.52m)** set in a nearby block, providing secure parking or extra storage space.

The location couldn't be more convenient, as the property sits on a quiet no-through road with great access to local shops and excellent transport links.

Please note - this property has 47 years remaining on the lease meaning you would need to be a cash buyer.

Don't miss this fantastic opportunity to own a charming ground floor flat with plenty of outdoor space and long-term security. Book your viewing appointment today.

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Don't hesitate to make this lovely property your own and start enjoying the comfort and convenience it offers.

Council Tax Band A

# PHOTOS

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#### **Paignton Office**

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#### **Torquay Office**

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