



Ridgewater

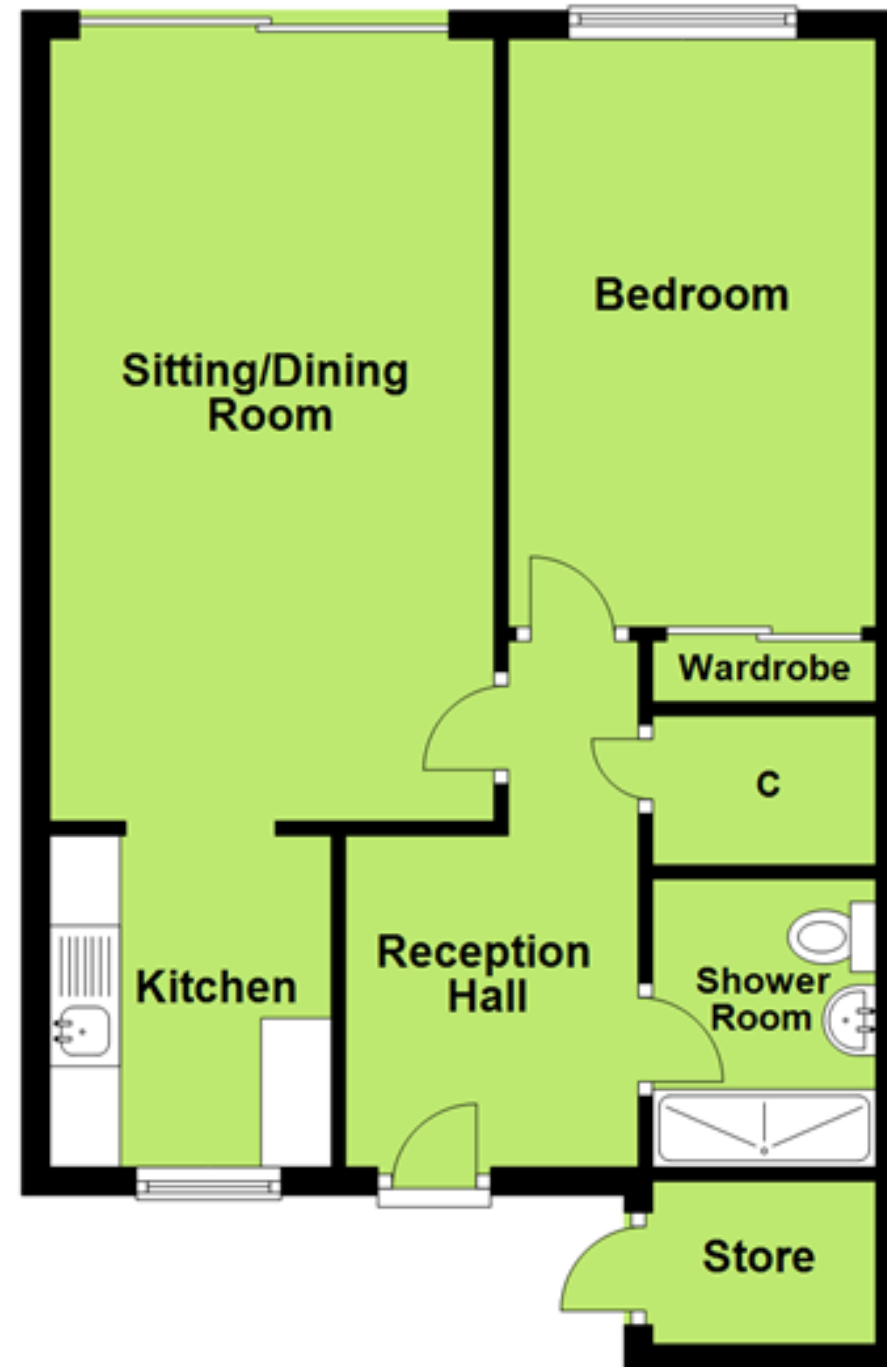
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**1 Bedroom Retirement Property for Sale in Dawes Court,
Fisher Street, Paignton**

£89,950

FLOOR PLAN

Floor Plan



DESCRIPTION

Entrance from Curledge Street or via communal entrance | Sitting/dining room opening onto communal gardens | Kitchen | Double bedroom with fitted wardrobe | Modern shower room/WC | Spacious reception hall | Double glazing | Electric heating | Covered entrance with useful store

With its own private entrance from Curledge Street or accessed through the communal entrance to Dawes Court, the property offers a light, bright ground floor retirement apartment for over 60's only. A few steps lead to a covered entrance which has a useful store and a double-glazed door leading into the reception hallway. Once inside there is a spacious sitting/dining room with sliding doors opening onto the well-maintained communal gardens, a kitchen, double bedroom with fitted wardrobe and a modern shower room/WC. The property has double glazed windows and electric heating.

Dawes Court is a popular retirement development with the benefit of communal facilities including a resident's lounge, communal garden, communal parking (on a first come first serve basis) and a development manager.

Covered entrance with storage cupboard and uPVC obscure glazed door to

RECEPTION HALL

Textured ceiling with pendant light point, wall mounted electric heater, secure door entry intercom system, cupboard housing the hot water cylinder with shelving. Doors to

SITTING/DINING ROOM - 5.56m x 3.15m (18'3" x 10'4")

Coved and textured ceiling with pendant light point, uPVC double glazed sliding doors opening onto the communal garden, TV connection point, telephone point, emergency pull cord, night storage heater, opening to

KITCHEN - 2.36m x 2.01m (7'9" x 6'7")

Ceiling with strip light, uPVC double glazed window to front aspect, wall mounted electric fan heater. Fitted kitchen comprising a range of base and drawer units with

roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, space for electric cooker with extractor over, tiled surrounds, matching eye level cabinets, space for upright fridge freezer.

DOUBLE BEDROOM - 4.19m x 2.62m (13'9" x 8'7")

Coved and textured ceiling with pendant light point, uPVC double glazed window over looking the communal garden, night storage heater, emergency pull cord, fitted double wardrobe with sliding mirror fronted doors.

SHOWER ROOM/WC - 2.06m x 1.57m (6'9" x 5'2")

Textured ceiling with light point, extractor fan, wall mounted electric fan heater. Comprising large shower enclosure with glazed screen and electric shower, vanity unit with wash hand basin, close coupled WC, heated towel rail, strip light and shaver socket, tiled walls, emergency pull cord.

TENURE - LEASEHOLD

Length of lease - 99 years from 1989 Maintenance charge £178.92 pcm to include building insurance, maintenance and lighting of communal areas, part time scheme manager.

Communal Facilities:

Residents Lounge: A comfortable space for socializing and community events.

Communal Garden: Beautifully maintained gardens with direct access from the apartment's patio doors.

Communal Parking: Available on a first-come, first-serve basis.

Site Manager: On-site management for added convenience and assistance.

Additional Information:

Tenure: Leasehold (99 years from 1989)

Management Company: Livewest

EPC D

Council Tax Band B

This delightful apartment offers a perfect blend of independence and community living, ideal for those seeking a peaceful and well-connected retirement lifestyle. To arrange a viewing or for more information, please contact us today.

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically

mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

MATERIAL INFORMATION

Tenure – Leasehold, Council Tax Band – B, EPC Rating – C, Services – Mains electric, water & sewerage, no gas. Broadband – Standard, Superfast, Ultrafast. Mobile Network – Indoor – EE, Three voice & data likely, O2, Vodafone voice likely, data limited. Outdoor – EE, Three, O2, Vodafone voice & data likely.

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

PHOTOS





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