



SUMMARY

Guide: £160,000 – £170,000 | Modern 2 Bedroom First Floor Apartment || Popular Fusion Development by Cavanna Homes || Bright Dual-Aspect Living & Dining Room || Modern Fitted Kitchen || 2 Well-Proportioned Double Bedrooms || Allocated Parking Space || Additional Visitor Parking



Visit our website for the current price:
www.danielhobbin.uk/P-RS1099/

Address: Yannons Court, Yannons Road,
Paignton, TQ4 7HU

Property type: Apartment

Tenure: Leasehold

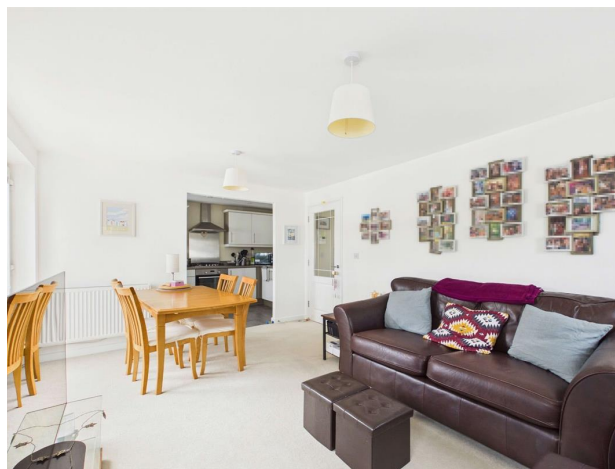
Council tax band: B

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Parking: ✓



DESCRIPTION

A well-presented two-bedroom first floor apartment situated within the popular Fusion development by Cavanna Homes in Paignton. Finished in a modern style throughout, the property offers well-proportioned accommodation with generous built-in storage, together with an allocated parking space and additional visitor parking.

The apartment is approached via a spacious L-shaped entrance hallway, which provides an excellent first impression and offers considerably more space than is typically expected in an apartment. Two large built-in cupboards provide useful storage, with one housing the consumer unit, while the generous proportions of the hallway could also accommodate a small seating or snug area if desired. Further features include two double glazed windows, central heating radiators and a telephone intercom system.

Positioned at the end of the hallway is the bright and spacious living and dining room. Double glazed doors open to a Juliet balcony, while impressive floor-to-ceiling corner window and an additional side window allow an abundance of natural light into the room. There is ample space for both lounge furniture and a dining table, creating a comfortable and sociable main living space.

An open doorway leads through to the modern fitted kitchen, which is arranged with a matching range of wall and base units complemented by roll-edge work surfaces. A stainless steel sink and drainer is positioned beneath a double glazed

window, while fitted appliances include an integrated oven with inset gas hob and extractor hood above. There is space beneath the work surface for a washing machine, provision for a freestanding fridge/freezer and cabinetry concealing the gas boiler.

The accommodation is completed by two well-proportioned bedrooms, both offering space for double beds, together with a modern three-piece bathroom. The bathroom comprises a panelled bath with an electric shower over, pedestal wash basin and low-level WC.

Externally, the apartment benefits from its own allocated parking space, with further visitor parking available within the development. Residents also have use of a communal cycle and bin store located within the building.

The property is conveniently positioned for a wide range of everyday amenities, including supermarkets, schools, a college, veterinary facilities, a 24-hour gym and regular bus services. Nearby South Devon Link Road provides convenient access to Newton Abbot and Exeter, while Paignton town centre lies within approximately two miles and offers a varied selection of shops, cafés, bars, restaurants and transport links.

Paignton forms part of the English Riviera and is well known for its sandy beaches, harbour and attractive coastal walks connecting the surrounding bays. Rail and bus services provide links to neighbouring towns across Torbay and

beyond. With its modern accommodation, excellent storage, convenient parking and accessible location, an internal viewing is recommended to fully appreciate all that the apartment has to offer.

Council Tax Band: B (Torbay Council)

Tenure: Leasehold (988 years)

Service Charge: £2,500 per year

999 years remaining on the lease from and including 1 January 2015.

Estate Management Charge: Approximately £285 per annum, payable separately to Greenbelt.

First Port is the block management company and have arranged for the hallways/communal areas to be painted as well as replacing the carpets.

Parking options: Residents

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Broadband options available at the property include:

- * Standard broadband (4Mbps download, 0.6Mbps upload)

- * Superfast broadband (60Mbps download, 11Mbps upload)

- * Ultrafast broadband (1800Mbps download, 220Mbps upload)

- Networks in area - Openreach



Approximate total area^m

67 m²

721 ft²

(1) Excluding balconies and terraces

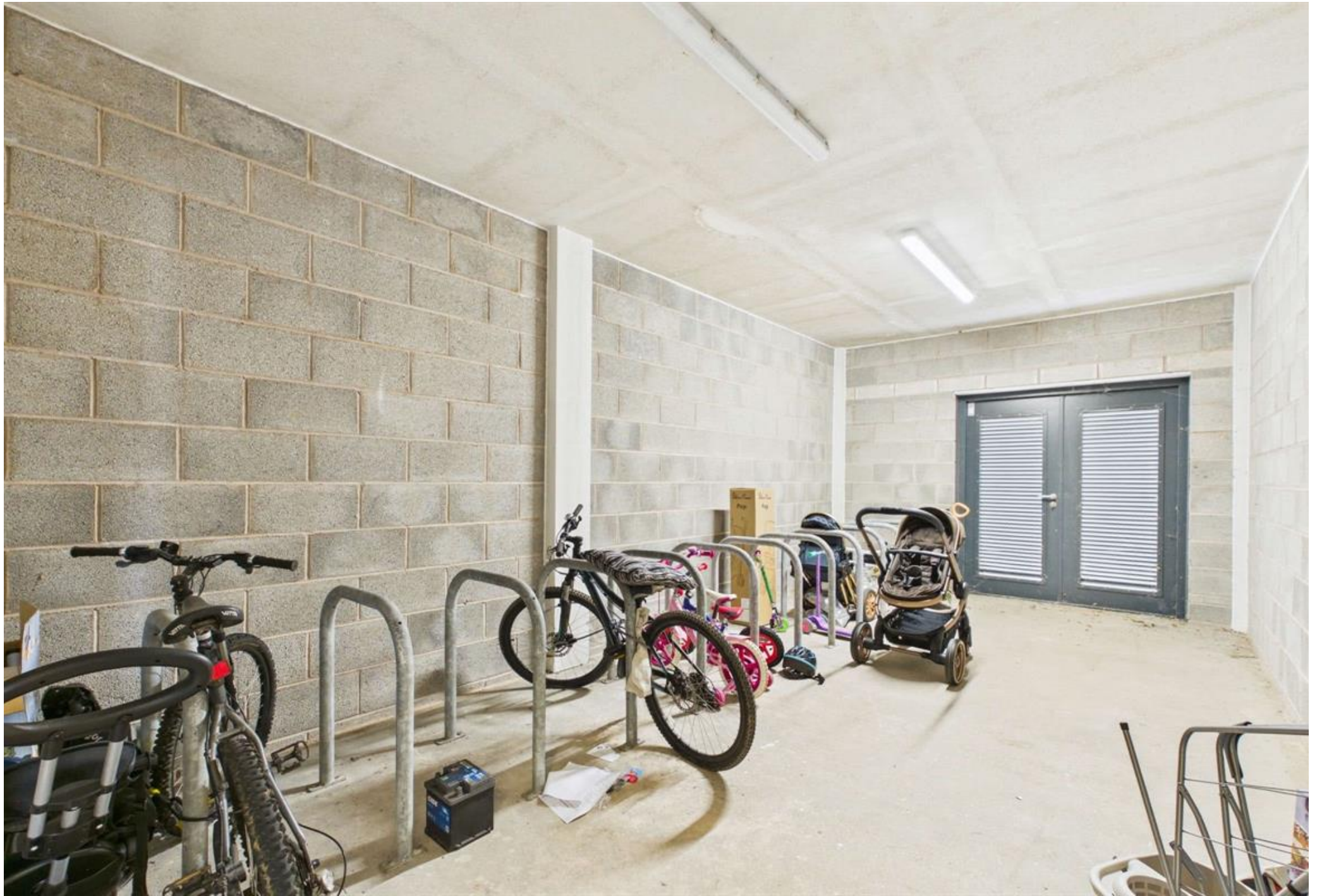
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360











DANIEL HOBBIN
Estate Agents

01803 921 456 | info@danielhobbin.uk | www.danielhobbin.uk

Company Registration Number: 13729245

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VAT Number: 454 3322 11 – **The Property Redress Scheme:** PRS030100 – **Client Money Protect:**

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Registered Office: 37 Torwood Street, Torquay, TQ1 1ED

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