

INGLEWOOD

Paignton, Devon TQ4 7SP

4 bedroom homes with private gardens and parking

AVAILABLE TO RESERVE OFF PLAN



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Stonewater, in partnership with Persimmon Homes, is proud to present a collection of **two and four bedroom homes for shared ownership** in the new community of Inglewood, off Brixham Road, Paignton. Located to the south of Paignton town centre and bordering beautiful open countryside, 38 shared ownership properties form part of a development which will ultimately benefit from its own amenities including landscaped green areas and a new school.

Each of the properties on offer will be fitted with the very latest in green technology including photovoltaic panels, air-source heat pumps and electric vehicle charging points. Every room except the kitchen and bathroom will be fully carpeted whilst outside there is allocated, off-street parking for two vehicles.

The four bedroom properties' layout features a large kitchen/dining room on the ground floor at the back of the house, with double doors leading onto the rear garden. A separate living room, hall and a cloakroom with WC and handbasin complete the downstairs space. Upstairs there are four bedrooms and a contemporary style family bathroom.

Whilst more compact, the two bedroom homes offer similarly well planned interior space. A spacious downstairs living/dining room has double doors opening onto the rear garden. A separate kitchen, hall and downstairs cloakroom complete the ground floor layout. Upstairs are two good-sized double bedrooms and a family bathroom.

Inglewood will be a popular destination for families being close to eight primary schools and four secondary schools or colleges. These include the White Rocks and Roseland primary schools and, for older pupils, the popular Paignton Academy. Other essential amenities less than two miles from the site include two GP practices and a dentists' surgery. Local supermarkets include a Sainsbury's, Lidl and an ALDI, all within walking distance.

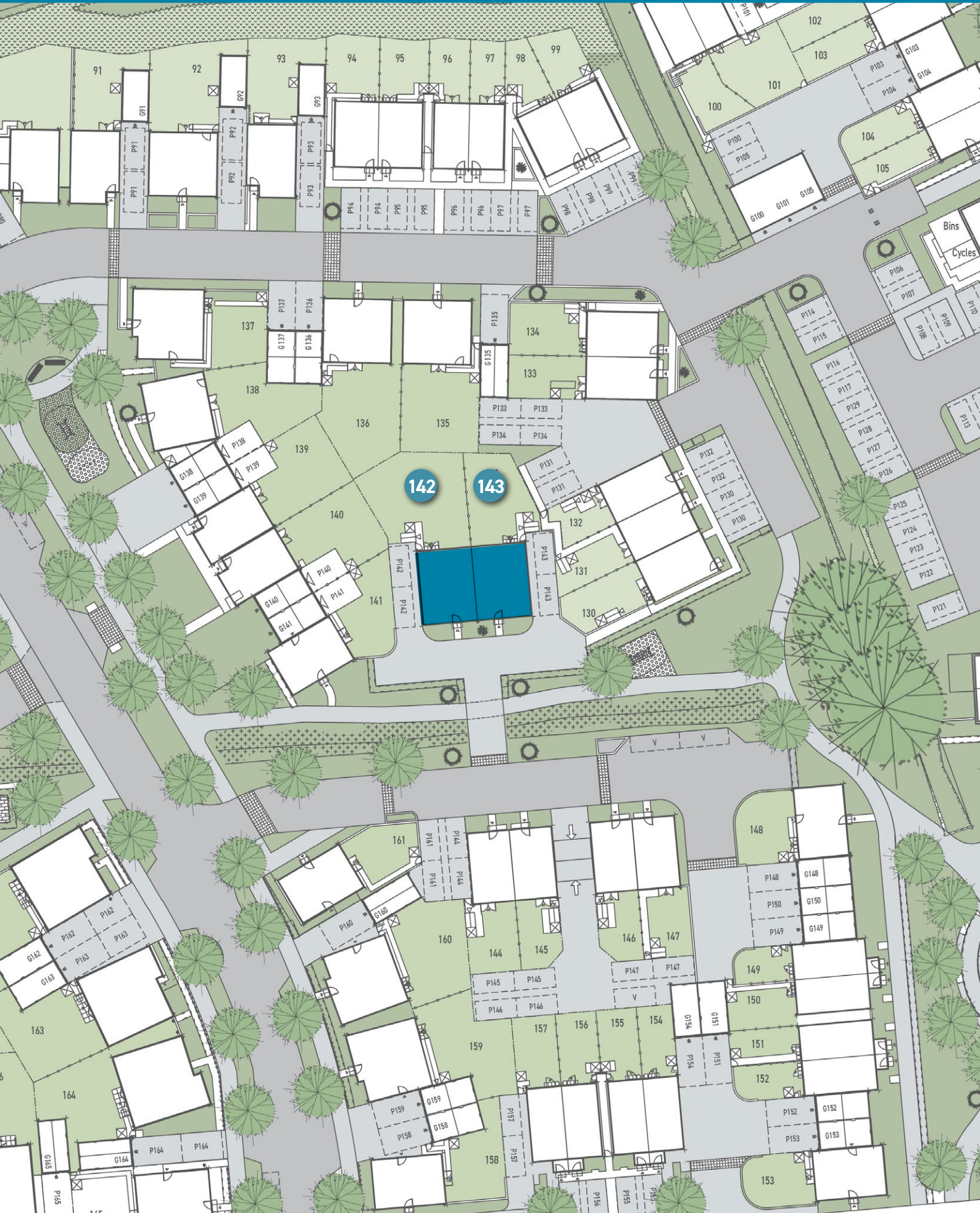
Paignton town centre is just to the north of Inglewood, where a variety of restaurants, cafes, pubs and high street and independent shops can be found. Stand-out attractions include Paignton's pier, home to the famous Pier Café, and, just outside the town, Paignton Zoo, which has more than 2,000 animals in an 80-acre site. Just over a mile away, and within easy walking distance, is Broadsands Beach, a long, sandy family-friendly beach ideal for a day's sunbathing, swimming or both.

Inglewood is conveniently placed for access to not only Paignton but also the other towns on the English Riviera. Torquay to the north is just under eight miles away; Brixham to the south approximately four miles, all speedily accessible via the A379.

The nearest train station to Inglewood is Paignton in the town centre, which is on the Cross Country network. From here Exeter St David's is a direct train journey away of just 43 minutes, with Bristol being two hours and 9 minutes away. For travel further afield, Exeter Airport is just over 28 miles away, offering both domestic and European holiday destinations.

| | | | |
|------------------------------|-----------|--------------------------|------------|
| • ALDI superstore | 1.0 miles | • Paignton train station | 3.4 miles |
| • White Rocks Primary School | 1.1 miles | • Brixham town centre | 3.7 miles |
| • Roselands Primary School | 1.1 miles | • Torquay town centre | 7.9 miles |
| • Broadsands Beach | 1.3 miles | • Exeter Airport | 28.2 miles |

SITE PLAN



PLOT 142

2 Seed Close, Paignton, Devon TQ4 7WF



4 bed semi-detached house

Driveway parking for 2 cars
Turfed rear garden
Downstairs WC

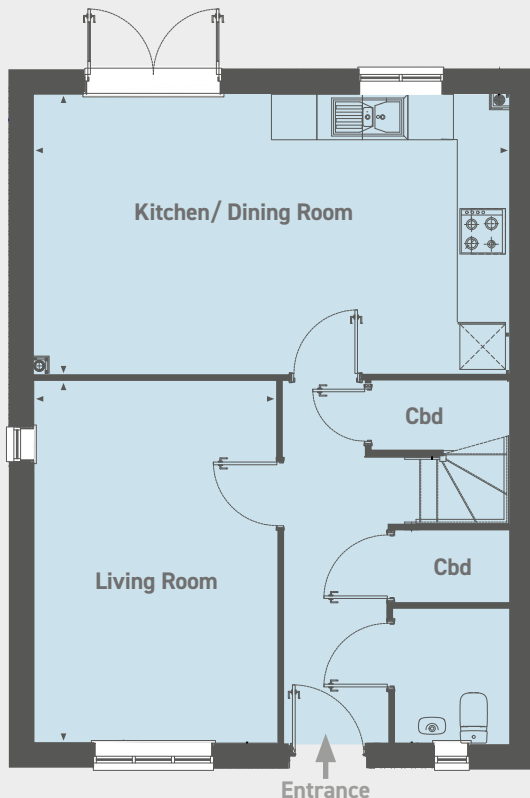
£150,000 for a 40% share

Open Market Value: **£375,000**

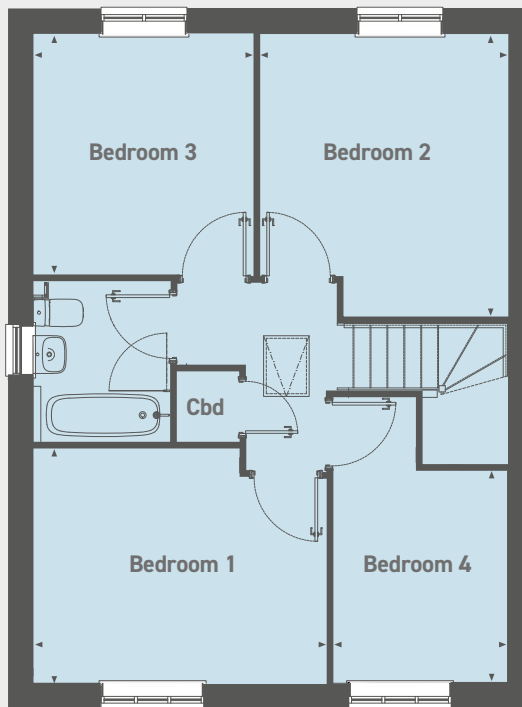
Monthly Rent: **£515.63**

Service Charge: **£39.20**

Ground floor



First floor



Ground floor

Kitchen / Dining Room
6.32m x 3.73m (20'7" x 12'2")

Living Room
4.81m x 3.25m (15'7" x 10'6")

First floor

Bedroom 1
3.91m x 3.14m (12'8" x 10'3")

Bedroom 2
3.76m x 3.31m (12'3" x 10'8")

Bedroom 3
3.23m x 2.95m (10'5" x 9'6")

Bedroom 4
2.85m x 2.35m (9'3" x 7'7")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only.

PLOT 143

4 Seed Close, Paignton, Devon TQ4 7WF



4 bed semi-detached house

Driveway parking for 2 cars
Turfed rear garden
Downstairs WC

£150,000 for a 40% share

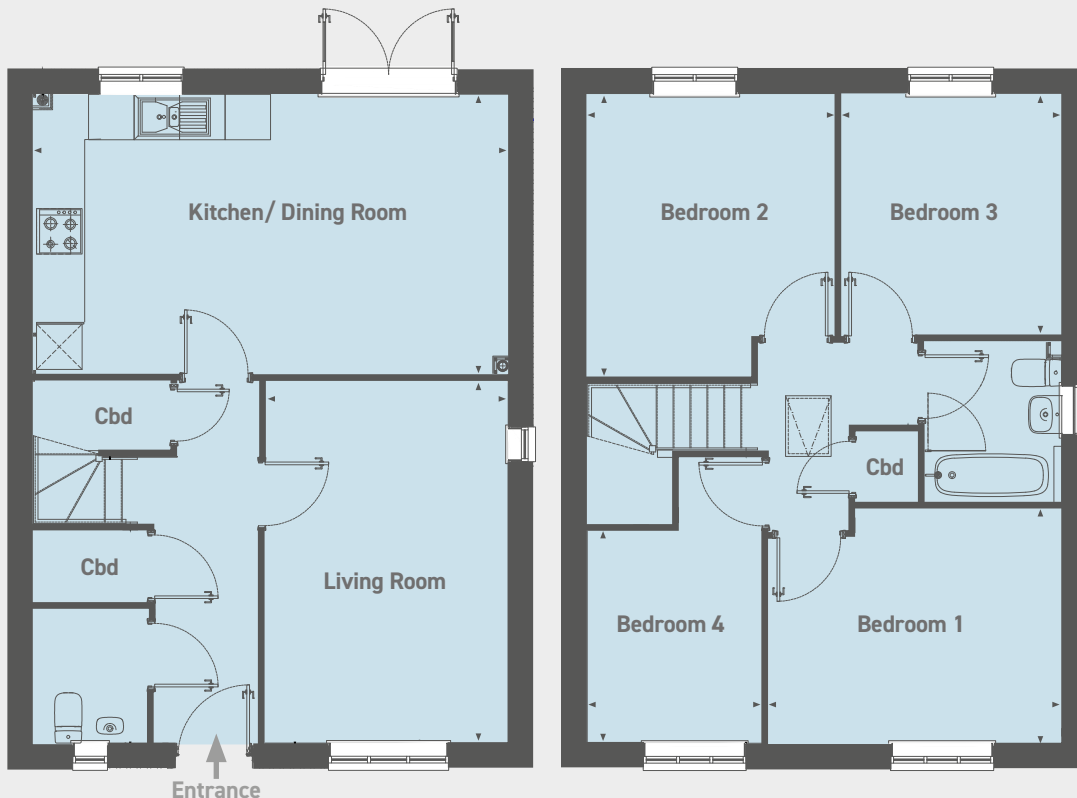
Open Market Value: **£375,000**

Monthly Rent: **£515.63**

Service Charge: **£39.20**

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First floor



Ground floor

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Plots 142 and 143 - Adaptable properties:

The S106 states (5.1.2) that the properties must be occupied by Eligible Persons who are part of a household which includes a person who has a physical disability and/or a need for wheelchair access UNLESS otherwise agreed by the Affordable Housing Manager.

Eligibility criteria:

Please note that you will require a local connection as follows;

1. The applicant (or member of the applicant's household) must have lived within Torbay for 5 years.
2. Applicants who are not currently resident in the district/area but who can demonstrate a strong association to the local area will be able to qualify (e.g. through family association or employment). This is defined as:

- 2.1 Need to work in Devon. The Local Government Association guidelines define this as employment other than of a casual nature. For the purposes of this policy this will be defined as having had permanent work with a minimum of a 16 hour contract per week for the previous 6 months, and without a break in the period of employment for more than three months.
- 2.2 Have family connections in Devon. The Local Government Association guidelines define this as immediate family members (parents, siblings and nondependent children) who have themselves lived in the area for 5 years.

Internet provider:

Please note that these properties will only come with FibreNest internet which cannot be changed. You will be unable to use any other internet provider.

For more information please use the following link [Why FibreNest | FibreNest](#)

Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk.

Further details are available upon request.

[FIND OUT ABOUT SHARED OWNERSHIP](#)

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