STONEWATER

INGLEWOOD

Paignton, Devon TQ4 7SP

2 bedroom homes with private gardens and parking

AVAILABLE TO RESERVE OFF PLAN



P7883

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Paignton, Devon TQ4 7SP

Stonewater, in partnership with Persimmon Homes, is proud to present a collection of **two, three 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. Flooring will be provided throughout each property 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.

A range of three bedroom properties is available, comprising detached, terrace and end-of-terrace homes. All benefit from a living room and a separate kitchen/dining room on the ground floor, with three bedrooms upstairs. The detached homes also feature an en-suite to the main bedroom.

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

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PLOT 353

57 Plough Road, Paignton, Devon TQ4 7XH



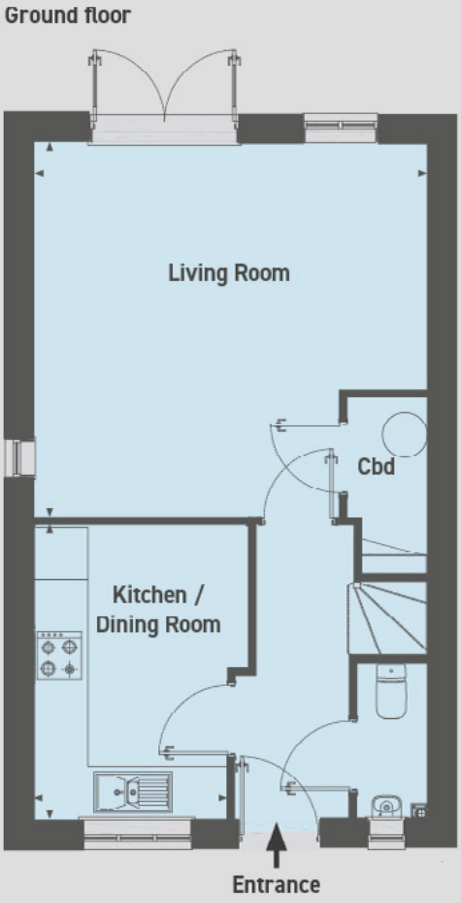
Please note that computer generated images are representative of the house type and not necessarily the specified plot as some details and materials may vary.

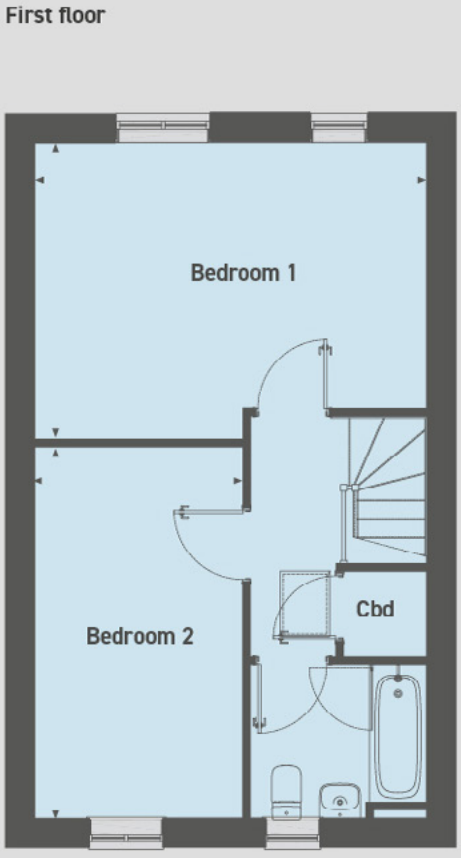
2 bed semi-detached house

Off-road parking for 2 cars
Turfed rear garden
Downstairs WC

£110,000 for a 40% share

Open Market Value: **£275,000**
Monthly Rent: **£378.12**
Service Charge: **£38.20**





Ground floor

Living Room
4.85m x 4.60m (15'9" x 15'0")

Kitchen / Dining Room
3.60m x 2.39m (11'8" x 7'8")

First floor

Bedroom 1
4.85m x 3.64m (15'9" x 11'9")

Bedroom 2
4.58m x 2.59m (15'0" x 8'4")

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PLOT 354

55 Plough Road, Paignton, Devon TQ4 7XH



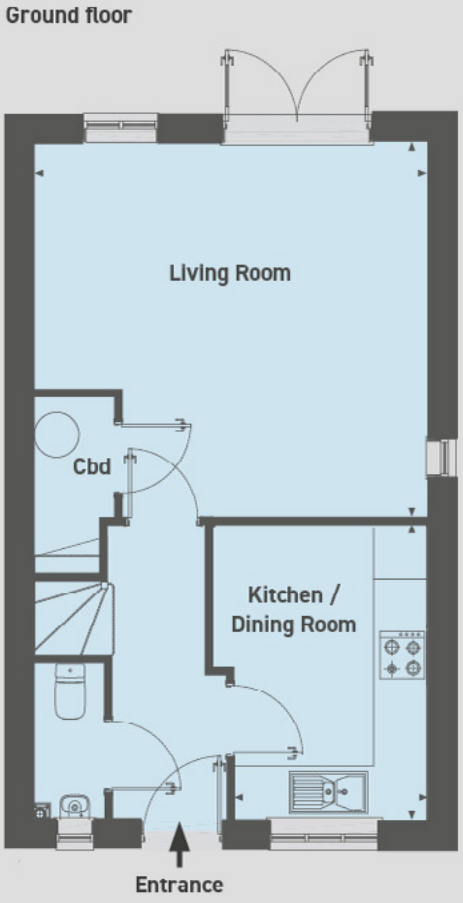
2 bed semi-detached house

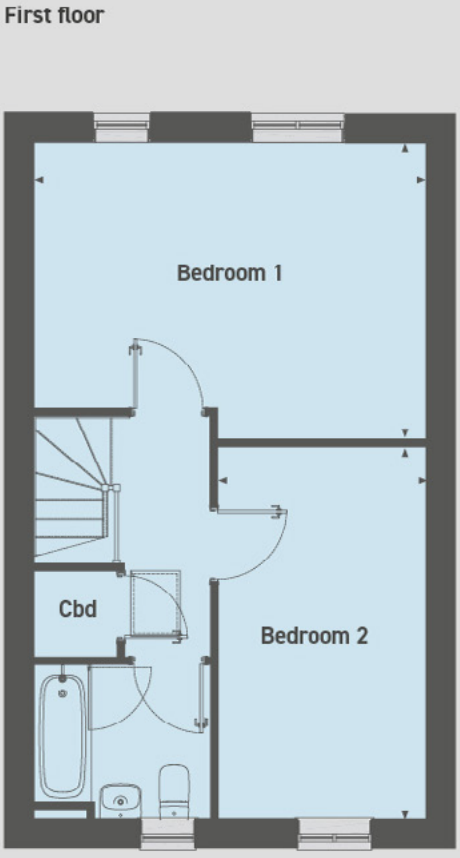
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PLOT 359

53 Plough Road, Paignton, Devon TQ4 7XH



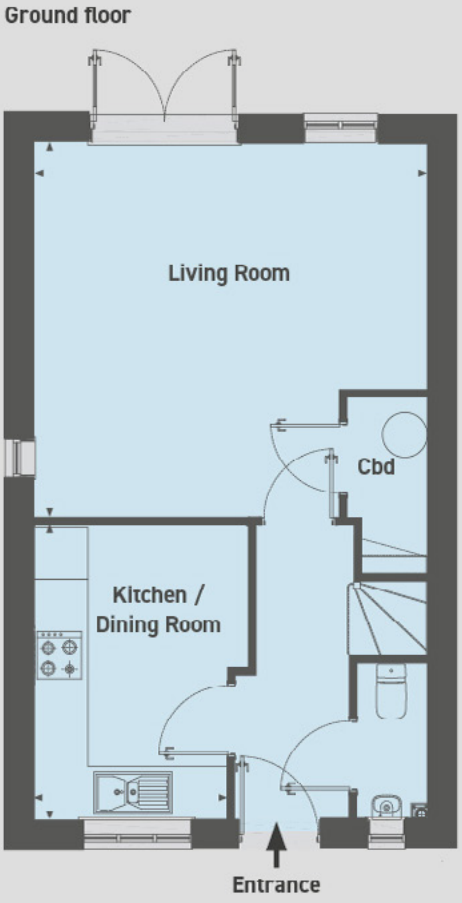
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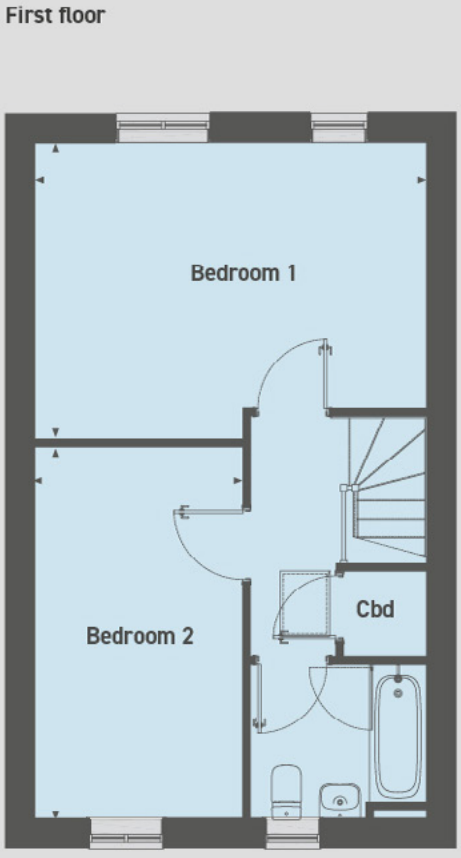
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PLOT 360

51 Plough Road, Paignton, Devon TQ4 7XH



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Eligibility criteria:

Occupation of new affordable homes

New affordable homes in the Peninsula shall only be occupied by persons (and their dependants) whose housing needs are not met by the market and:

- who have had a minimum period of 5 years in the last 10 years of permanent and continuous residence in the Brixham Peninsula and are currently living in the Brixham Peninsula; or
- who have lived in the Brixham Peninsula for at least 5 years and whose parents or children are currently living here and have at least 10 years continuous residency; or
- who are a key worker as defined by the UK Government and are working within the Brixham Peninsula.

These occupancy requirements shall apply in perpetuity, and be the subject of a legal agreement negotiated during the planning process on any development of affordable housing.

Please note: Applicants who satisfy the requirements detailed above will be given first priority. Following a 12-week marketing period applicants with an association to the Borough of Torbay will then be considered for any remaining properties.

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

Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.

We are committed to making our information accessible to everyone. If you need this document or any information on our website in an alternative format, such as large print, Braille, audio, Easy Read, British Sign Language (BSL), or another language, please contact us. We will be able to provide the information in a format that meets your needs.

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