



Roundham Road | Paignton | TQ4 6DN

Offers Over £235,000

An incredibly spacious, light filled and beautifully presented two bedroom ground floor apartment located in the extremely desirable location of Roundham, Paignton. The property boasts a wonderfully wide and welcoming hallway, a spacious lounge/diner, a great sized kitchen, two extremely large double bedrooms with the master being en-suite, a further contemporary shower room, allocated parking and a patio area. The apartment is situated a short walk from an array of amenities such as Goodrington and Paignton beach, the harbour, Paignton town, an array of shops and cafes, the bus and train station as well as much more.

- GROUND FLOOR APARTMENT
- BEAUTIFULLY PRESENTED
- TWO LARGE DOUBLE BEDROOMS
- MASTER EN-SUITE
- SEA VIEWS
- ALLOCATED PARKING
- SOUGHT AFTER LOCATION

ENTRANCE HALLWAY A wooden fire safety front door opening into a spacious entrance hallway, laminate wood effect flooring, a large built in airing cupboard where the fuse board can be located as well as a further built in storage cupboard. Internet point, doors leading to the adjoining rooms, intercom system, coving, and a night storage heater.

LOUNGE/DINER - 6.63m x 4.06m (21'9" x 13'4") A beautifully bright and spacious lounge/diner with space for an abundance of furniture. Television point, coving and two night storage heaters. uPVC double glazed windows and a uPVC double glazed door leading out to the outdoor patio area.

KITCHEN - 3.81m x 2.64m (12'6" x 8'8") A light filled and modern kitchen with a range of overhead, base and drawer mint green shaker style units with roll edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit, an eyelevel Beko electric oven with grill integrated, a four ring induction hob with extractor hood above. Space and plumbing for a washing machine, a slim line dishwasher, an American style fridge freezer and a tumble dryer. Complimentary tile backsplash and a uPVC double glazed window with sea views across to Torquay.

BEDROOM ONE - 4.8m x 3.86m (15'9" x 12'8") A wonderfully spacious master bedroom with space for a variety of furniture pieces. Sea glimpses and views across to Torbay, built-in double wardrobes, uPVC double glazed window and a night storage heater



Door leading into:-

ENSUITE A beautifully contemporary master ensuite comprising of a low level flush WC, a large vanity sink unit with high gloss fitted storage below and a walk in double shower unit. Complimentary tiled walls and floors, a mirror fronted medicine cabinet, shaver points, extractor fan, and a uPVC obscure double glazed window.

BEDROOM TWO - 3.86m x 2.79m (12'8" x 9'2") Another generously sized, light filled double bedroom with again further built in wardrobes. Coving, uPVC double glazed window overlooking the side aspect of the property, and a electric radiator.

BATHROOM A modern family shower room with a three piece suite comprising of a low-level flush WC, a large vanity wash hand basin with high gloss fitted storage drawers below and a walk in shower with waterfall and power shower attachment above. Complimentary tiling, a wall mounted mirrored medicine cabinet, shaver point and extractor fan.

OUTSIDE Allocated parking for one. A small patio area directly off of the lounge/diner, ideal for a bistro set and potted plants.

MATERIAL INFORMATION Leasehold, 135 years remaining. Ground Rent is £95.00 per year. Service Charge is £1452.00 per year.

Address 'Roundham Road, Paignton,
TQ4 6DN'

Tenure 'Leasehold'

Council Tax Band 'D'

EPC Rating '

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.