



Roundham Road | Paignton | TQ4 6DS

Asking Price Of £399,950

A well presented spacious four bedroom family home positioned on Paignton harbourside. The home comprises of a welcoming entrance hallway, a large living room, a formal dining room, a spacious kitchen, four sizeable bedrooms, a family bathroom, basement and courtyard/patio area. The property boasts the most breathtaking sea views across Paignton and out to Torquay. Within just minutes walk is a vast amount of amenities such as restaurants, cafes and bars, Paignton town, Paignton and Fairy cove beach, bus links and much more. The property is being offered with no onward chain!

- NO CHAIN!
- PHENOMENAL SEA VIEWS
- HARBOUR FRONTED
- LARGE ACCOMMODATION
- PERIOD PROPERTY
- FOUR BEDROOMS

ENTRANCE PORCH An original wooden front door opening into an inner porch way with tiled flooring and a secondary door opening into:-

ENTRANCE HALLWAY A double glazed original front door opening into a wide and welcoming entrance hallway with doors leading through to the adjoining rooms, stairs rising to the first floor, overhead lighting, thermostat heating control, a door leading down to the basement and a gas central heated radiator.

LIVING ROOM- 4.62m x 4.25m (15'1" x 13'11") A wonderfully large and light living room to the front aspect of the property with breathtaking sea views across Paignton harbour and out to Torquay. Space for a vast amount of furniture, tv and internet points, fuse box, bay window and a gas central heated radiator.

DINING ROOM - 3.59m x 3.5m (11'9" x 11'5") A spacious formal dining room with space for a 6/8 seater dining table, double glazed sash window and a gas central heated radiator.

KITCHEN - 4.23m x 3.15m (13'10" x 10'4") A sizeable kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer, an integrated dishwasher, two deep sized pantry cupboards, sash window and a cupboard housing the Worcester combination boiler.

Address 'Roundham Road, Paignton, TQ4 6DS'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

Contact Details

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FIRST FLOOR

BEDROOM ONE - 4.63m x 3.47m (15'2" x 11'4") An exceptionally spacious master bedroom with phenomenal sea views across the bay. Space for an abundance of furniture, bay window and a gas central heated radiator.

BEDROOM TWO - 3.61m x 3.5m (11'10" x 11'5") A large second bedroom to the side aspect of the home offering a vast amount of space. Window and a gas central heated radiator.

BEDROOM THREE - 3.17m x 2.45m (10'4" x 8'0") A third generously sized smaller double bedroom overlooking the rear aspect. Sash window and a gas central heated radiator.

BEDROOM FOUR - 2.98m x 1.89m (9'9" x 6'2") A single bedroom that would alternatively make an ideal office/study/craft room etc. breathtaking sea views, window and a gas central heated radiator.

BATHROOM A sizeable family bathroom comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a P shaped panelled bath unit with shower attachments above and a protective glass shower screen. Complimentary tiled walls, extractor fan, an obscure window and a chrome heated towel rail.

BASEMENT/GARAGE - 10.57m x 5.22m (34'8" x 17'1") An electric roller door opens into the exceptionally large basement/garage with space for ample storage. Lighting and electrical points, a sizeable cloakroom, stairs leading up to the main house and a uPVC double glazed courtesy door leading out to the patio area.

OUTSIDE A patio area accessed off of the basement with space for a bistro table and chairs.

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.