



Roundham Road | Paignton | TQ4 6DX

Offers Over £210,000

A wonderfully spacious two bedroom apartment situated on Paignton harbour. The property comprises of an entrance hallway, a spacious lounge/diner with the most breathtaking sea views, a fitted kitchen, two double bedrooms with the master again having truly beautiful coastal views, a family shower room, a sizeable balcony and undercroft parking. The apartment is positioned in the perfect spot and sits on Paignton harbour and is just moments from Paignton, Goodrington and fairy cove beaches, as well as shops, eating establishments, bus links, Paignton town and much more. The property is being offered with no onward chain!

- PHENOMENAL SEA VIEWS
- NO CHAIN!
- TWO DOUBLE BEDROOMS
- UNDERCROFT PARKING
- BALCONY
- HARBOUR LOCATION



**ENTRANCE** A wooden glazed front door opening into a bright and welcoming entrance hallway with doors leading to the adjoining rooms, an extremely deep storage cupboard, overhead lighting and a night store heated radiator

**LOUNGE/DINER** - 4.63m x 3.47m (15'2" x 11'4")

An incredibly bright and spacious living room/diner with the most spectacular sea views across Paignton harbour and Paignton beach over to Thatchers Rock, Torquay. Space for ample furniture, a feature electric fireplace, tv and internet points, uPVC double glazed windows, a uPVC double glazed door leading out to the balcony and an electric radiator.

**KITCHEN** - 2.61m x 2.57m (8'6" x 8'5") A fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl composite sink and drainer unit, an eye level electric oven with grill integrated and a four ring induction hob with extractor hood above. Further integrated appliances such as fridge freezer and microwave as well as further space and plumbing for a washing machine and dishwasher. Complimentary tile backsplash, breakfast bar seating for two and two uPVC double glazed windows.



**BEDROOM ONE** - 3.89m x 3.01m (12'9" x 9'10") A brilliantly large master bedroom with breathtaking sea views. Space for ample furniture, uPVC double glazed windows, a uPVC double glazed door leading out to the balcony and an electric radiator.

**BEDROOM TWO** - 3.92m x 2.26m (12'10" x 7'4") A further double bedroom with a uPVC double glazed window.

**SHOWER ROOM** A three piece suite boasting a low level flush WC, a vanity wash hand basin with fitted storage below and a corner double shower unit. Complimentary tiled walls, a heated towel rail and a uPVC obscure double glazed window.

**MATERIAL INFORMATION** Tenure: Leasehold. Length Of Lease: 945 years remaining from June 1970. Service Charge: £3,307 per year.

Address 'Roundham Road, Paignton, TQ4 6DX '

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating 'TBC'

### Contact Details

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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.