



Roundham Avenue, Paignton

£875,000



WILLIAMS HEDGE
ESTATE AGENTS



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LYNDCOTE, ROUNDHAM AVENUE, PAIGNTON, TQ4 6DE

Spacious and beautifully appointed detached house situated in an exceptionally lovely position
Gas central heating | PVC-U double glazed windows | Reception hall | Spacious lounge | Garden room | Dining room | Kitchen/breakfast room | Utility room | 5 Bedrooms (2 with en-suite facilities) Further bathroom | Study (which could be used as bedroom 6) | Double garage | Generous parking area | Landscaped garden | Lovely sea views | Close to Paignton harbour.

A rare opportunity to acquire a beautifully positioned detached house having been constructed in the late 1920s and now benefitting from a blend of character with modern comforts. The present owners have considerably improved the accommodation including extending to provide a very spacious home.

The accommodation has gas central heating, PVC-U double glazed windows and comprises reception hall, large lounge which opens to a garden room, traditional dining room, kitchen/breakfast room with integrated appliances, utility room, cloakroom, whilst on the first floor there are three bedrooms, two with en-suite facilities, a study which could be used as a further bedroom and on the second floor there are two double bedrooms and a bathroom. Outside the property has a good sized landscaped garden. To the front is parking for numerous vehicles and there is a double garage with access from the property.

The property enjoys lovely open, coastal and sea views across to Torquay and is a short walk from the harbour, sea front and town whilst in the other direction is Roundham Head and Goodrington Beach. Viewing is essential to fully to appreciate all that this property has to offer.

The Accommodation Comprises

Recessed entrance, tiled floor, PVC-U double glazed door opening to

RECEPTION HALL - 4.29m x 2.03m (14'1" x 6'8") Further recess with cloaks cupboard, parquet flooring, coved ceiling, radiator.

LOUNGE - 7.95m x 4.04m (26'1" into bay x 13'3") With marble fireplace and hearth, coved ceiling, parquet flooring, PVC-U double glazed windows to two aspects, TV aerial point, pleasant open outlook over the park and sea views towards Torquay. Glazed double doors open to



GARDEN ROOM - 3.81m x 3.56m (12'6" x 11'8") Tiled floor, radiator, PVC-U double glazed window to one aspect and double glazed triple sliding door opening to the rear garden.

DINING ROOM - 4.52m x 4.37m (14'10" into bay x 14'4") Attractive period tiled fireplace with wood surround and granite hearth, parquet flooring, radiator, coved ceiling, PVC-U double glazed window.

KITCHEN/BREAKFAST ROOM - 6.53m x 3.48m (21'5" max x 11'5") Fitted with extensive range of units comprising granite work surfaces with inset double bowl sink, drawers and cupboards under, integrated dishwasher, inset five burner gas hob with cooker hood over, integrated double oven, range of wall cupboards, concealed lighting, coved ceiling, radiator, PVC-U double glazed windows to two aspects, further wall cupboard, pleasant open outlook over park.



UTILITY ROOM - 2.9m x 1.4m (9'6" x 4'7") With work surface and inset stainless steel sink unit, cupboard under, space and plumbing for washing machine and tumble drier and further appliance space, wall cupboard, radiator, PVC-U double glazed window.

From the kitchen door opens to REAR ENTRANCE LOBBY with PVC-U double glazed door to rear garden and door to garage.

CLOAKROOM With white suite comprising pedestal wash hand basin, close coupled W.C, radiator, PVC-U double glazed window.

Stairs from the reception hall rise to

FIRST FLOOR LANDING With coved ceiling, radiator, PVC-U double glazed window, airing cupboard under stairs with hot water cylinder.

BEDROOM 1 - 4.06m x 4.04m (13'4" x 13'3") With coved ceiling, two radiators, PVC-U double glazed windows and PVC-U double glazed double doors opening to balcony, range of built-in wardrobes and drawer units, lovely open views across the bay towards Torquay taking in Torquay marina, Thatcher Rock and the Orestone.



SUN BALCONY Designed to take advantage of the lovely marine location.

EN-SUITE BATHROOM - 3m x 2.46m (9'10" x 8'1") With suite comprising panelled bath, fitted bathroom furniture with work surface, inset wash hand basin with cupboards under, low level W.C with concealed cistern, shower cubicle with thermostatic shower, tiled walls, ladder style heated towel rail, extractor fan, PVC-U double glazed window, radiator.

BEDROOM 2 - 4.57m x 4.39m (15'0" into bay x 14'5") With coved ceiling, radiator, PVC-U double glazed window, built-in cupboard with drawer unit.

EN-SUITE SHOWER ROOM Suite comprising tiled shower cubicle with thermostatic shower unit, range of built-in bathroom units with work surface, inset wash hand basin with cupboards under, low level W.C with concealed cistern, tiled walls, radiator, extractor fan, PVC-U double glazed window.

STUDY/BEDROOM 6 - 3.53m x 3.15m (11'7" x 10'4") With range of built-in cupboards, coved ceiling, radiator, PVC-U double glazed windows to two aspects.

BEDROOM 3 - 3.51m x 3.18m (11'6" x 10'5") With coved ceiling, radiator, PVC-U double glazed window.

CLOAKROOM White suite comprising low level W.C, pedestal wash hand basin, part tiled walls, coved ceiling, radiator, PVC-U double glazed window.

From the landing stairs rise to

SECOND FLOOR LANDING With radiator, velux window.

BEDROOM 4 - 4.19m x 2.67m (13'9" x 8'9") With two radiators, PVC-U double glazed window, access to boarded loft storage area, stunning open and sea views right across the bay towards Torquay, the lovely coastline, Thatcher Rock and the Orestone, fitted wardrobe.

BEDROOM 5 - 3.05m x 3.02m (10'0" x 9'11") plus bay window. With two radiators, PVC-U double glazed windows to two aspects, built-in wardrobe, stunning open and sea views across Paignton beach taking in the pier and the coastline around to Torquay as far as Thatcher Rock and the Orestone.

BATHROOM - 2.54m x 2.24m (8'4" x 7'4") White suite comprising panelled bath, pedestal wash hand basin, close coupled W.C, shower cubicle with thermostatic shower unit, ladder style heated towel rail, part tiled walls, velux window.



OUTSIDE The property enjoys a generous plot with the garden to the front being laid to lawn. Extensive driveway providing parking for numerous vehicles leading to the garages.

GARAGE 1 - 5.89m x 3.61m (19'4" x 11'10") With electric roller door, light and power, PVC-U double glazed window, connecting door to rear entrance lobby, wall mounted gas fired boiler for central heating and hot water.

Door from garage one opens to

GARAGE 2 - 5.87m x 3.35m (19'3" x 11'0") With electric roller door, light and power, PVC-U double glazed window.

From the front garden path at the side of the property leads to the rear garden.

REAR The rear garden has been attractively laid out in several distinct areas. The first area has compost area and general storage. There is an extensive paved patio ideal for 'Al Fresco' dining. Third area is mainly laid to lawn with vegetable and fruit garden. The garden is bordered by mature shrubs. To the far side of the property there is further lawned area, shrub beds, stone walling and also has access from the front garden.

Age: 1927 (unverified)	Postcode: TQ4 6DE
Current Council Tax Band: F EPC Rating: D	Stamp Duty:* £31,250 at asking price
Electric meter position: Outside	Gas meter position: Outside
Boiler positioned: Workshop	Water: Meter
Loft: Boarded, insulated	Rear Garden Facing:

This information is given to assist and applicants are requested to verify as fact.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

GROUND FLOOR
146.3 sq.m. (1574 sq.ft.) approx.



1ST FLOOR
95.5 sq.m. (1028 sq.ft.) approx.



2ND FLOOR
36.2 sq.m. (389 sq.ft.) approx.



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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