



Alta Vista Road, Roundham, Paignton

Leasehold £265,000



WILLIAMS HEDGE
ESTATE AGENTS



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FLAT 10 BOSUNS POINT, ALTA VISTA ROAD, ROUNDHAM, PAIGNTON, DEVON TQ4 6BH
 Well presented first floor apartment | Coastal position with sea views | Allocated parking
 Communal entrance with stairs to first floor | Reception hall | Sitting/dining room | Covered balcony
 Kitchen | Two double bedrooms | Ensuite shower room | Bathroom/WC | Gas central heating
 Double glazing | Communal gardens

In a sought after coastal position the property offers a well presented first floor apartment with views across Young's Park and Goodrington seafront.

Bosuns Point is a quality development of 26 apartments built in 2002. The development is situated a short distance from the waterfront at Goodrington with amenities of Young's Park, Goodrington beach, restaurants and coffee shops all on hand. Paignton town is approximately half a mile distant and offers a further varied range of shopping facilities, bus station, railway station, seafront and Harbourside.

The apartment is accessed by a communal entrance from Alta Vista Road with staircase leading to the first floor. There is also access from the rear of the building adjacent to the allocated car parking space for the apartment. Once inside, a spacious reception hall with two storage cupboards leads to the accommodation which comprises a sitting/dining room with views across Young's Park and Goodrington seafront and UPVC door opening onto a covered balcony with sea views, kitchen, two double bedrooms, one with en-suite shower room/WC and there is a bathroom/W.C. The property also benefits from uPVC double glazing, gas central heating, an allocated parking space and communal gardens. An internal inspection is highly recommended in order to appreciate the accommodation on offer and this popular coastal position.

The Accommodation Comprises

Communal entrance with stairs to first floor, door to

RECEPTION HALL Coved ceiling with wall light points, smoke detector, radiator with thermostat control, secure door entry intercom system, storage cupboard with shelving, hanging rail and sliding mirror fronted doors, storage cupboard with light point, power socket, electric meter and consumer unit. Doors to

SITTING/DINING ROOM - 5.26m x 3.94m (17'3" x 12'11") Coved ceiling with wall light points, dual aspect with UPVC double glazed windows to front and side with views across Youngs Park, Goodrington seafront and across to Broadsands beach, radiators with thermostat control, fireplace with electric fire, TV connection point, telephone point, UPVC double glazed door to balcony, opening to



KITCHEN - 2.41m x 2.31m (7'11" x 7'7") Inset spotlights, heat detector, wall mounted Worcester combination boiler (installed Nov 2022). Fitted kitchen comprising a range of base and drawer units with granite work surfaces over, inset ceramic sink and drainer with mixer tap over, space for gas cooker with extractor over, tiled surrounds, matching wall cabinets, space for up right fridge freezer, space and plumbing for washing machine, integral dishwasher.



BALCONY Laid to artificial grass (tiled underneath) enclosed by wrought iron railings with views across Young's Park to Goodrington seafront and beach, light point.



BEDROOM ONE - 4.57m x 4.52m (15'0" x 14'10" into door recess) Coved ceiling with pendant light point, UPVC double glazed window, radiator with thermostat control, fitted wardrobes to one wall with sliding mirror fronted doors, built-in storage cupboard with shelving and hanging rail, door to



ENSUITE SHOWER ROOM/WC - 1.78m x 1.6m (5'10" x 5'3")
 Inset spotlights, extractor fan, UPVC obscure glazed window.
 Comprising tiled shower enclosure with pivoting glazed door and mains fed shower, wash hand basin with mixer tap, W.C, part tiled walls, tiled floor, heated towel rail.

BATHROOM/WC - 1.78m x 1.73m (5'10" x 5'8")
 Inset spotlights, extractor fan, UPVC obscure glazed window.
 Comprising panelled bath with shower attachment over and folding screen, wash hand basin with mixer tap, W.C, part tiled walls, tiled floor, heated towel rail.



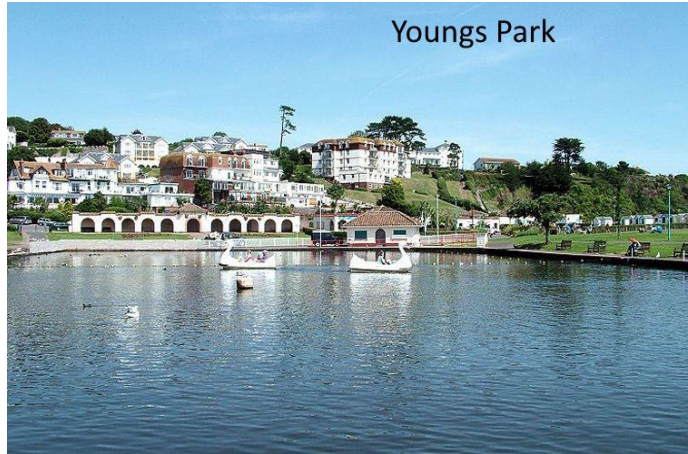
BEDROOM TWO - 3.45m x 3.35m (11'4" x 11'0")
 Covered ceiling with pendant light point, UPVC double glazed window to front aspect with views across Youngs park, Goodrington Beach and seafront. Fitted wardrobes to one wall with sliding mirror fronted doors, radiator with thermostat control.



TENURE - LEASEHOLD
 Length of Lease - 199 years from 2002
 Service charge – Jan to Dec 2025 - £2,500 per annum to include buildings insurance, maintenance, gardens.
 No ground rent
 No holiday letting
 Shorthold tenancy allowed
 Pets are allowed

Age: 2002 (unverified)	Stamp Duty:* £750 at asking price
Council Tax Band: D EPC Rating: C	Tenure: Leasehold
Services – Mains gas, electric, water & sewerage	
Electric Meter Position: Hall	Gas Meter Position: Outside rear door
Boiler Position: Combi - Kitchen	Water: Meter
Loft: N/A	Rear Garden Facing: N/A
Total Floor Area: Approx 78 Sqm	Square foot: Approx 839sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.
 *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



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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