



Belle Vue Road | Paignton | TQ4 6HD

A three bedroom second floor apartment located in the ever desirable location of Roundham, Paignton. The property offers ample space with a welcoming hallway, a large lounge/diner, a modern kitchen, three double bedrooms, a bathroom, garage and communal gardens. The property is just a stones throw from an array of amenities such as Paignton beach and harbour, Goodrington beach, local shops, cafes, Paignton town, travel links and more. The property would make a perfect first time buy, holiday home or investment opportunity.

Asking Price Of £169,950=

- THREE DOUBLE BEDROOMS
- GARAGE
- SOUGHT AFTER ROUNDHAM LOCATION
- CLOSE PROXIMITY TO BEACHES AND HARBOUR
- COMMUNAL GARDENS
- WELL PRESENTED THROUGHOUT

ENTRANCE HALLWAY A solid oak fire safety front door opening into a bright and welcoming entrance hallway with doors leading to the adjoining rooms, telephone and internet points, intercom system, two deep storage cupboards and a night store heater.

LIVING ROOM - 3.31m x 5.29m (10'10" x 17'4") A beautifully bright and spacious living room with space for an abundance of furniture, a uPVC double glazed window overlooking the well maintained rear gardens and a further uPVC double glazed window to the side aspect. Night store heater radiator.

KITCHEN - 3.33m x 3.3m (10'11" x 10'9") A modern fitted kitchen with a range of base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric freestanding oven with a four ring induction hob and extractor hood above. Space and plumbing for a washing machine and fridge freezer and a uPVC double glazed window.

BEDROOM ONE - 4.03m x 3.24m (13'2" x 10'7") A large and light filled master bedroom to the rear aspect of the property with an open outlook across the gardens. Space for ample furniture, uPVC double glazed window.

BEDROOM TWO - 3.27m x 2.24m (10'8" x 7'4") A further generously sized double bedroom that could alternatively be utilised as an office. uPVC double glazed windows.



BEDROOM THREE - 3.23m x 2.32m (10'7" x 7'7") An exceptionally sized third double bedroom again to the front aspect of the property overlooking the well maintained front gardens. uPVC double glazed windows.

BATHROOM A modern and spacious bathroom with a three piece suite boasting of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Complimentary tiled walls, uPVC obscure double glazed windows and a heated towel rail.

OUTSIDE

GARAGE - 4.9m x 2.36m (16'1" x 7'9") A single garage located within a block with a metal up and over door.

REAR GARDENS Sunny, west facing rear communal gardens predominately laid to lawn with a variety of mature shrubs and plants.

MATERIAL INFORMATION Tenure: Leasehold.
Service Charge: Half yearly charge of £928.01.
Ground Rent: Half yearly charge of £17.50.
Length Of Lease Remaining: 136 years remaining.

Address 'Belle Vue Road, Paignton, TQ4 6HD'

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating '49 | E'

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.