



Roundham Road | Roundham | Paignton | TQ4 6DS

Asking Price Of £499,950

A truly stunning three double bedroom house, situated right opposite Paignton harbour, enjoying truly stunning sea views across the bay. The property has been tastefully restored over three levels providing surprisingly spacious accommodation. The master bedroom has a dressing room with ensuite, there are three reception rooms and an additional bedroom with again a separate dressing room that could be converted to a fourth bedroom if required. Outside is parking for 3 cars and motorbikes, lawned gardens and summerhouse. Viewing is recommended. .

- THREE BEDROOM, THREE RECEPTION HAROURSIDE COTTAGE
- LOCATION LOCATION LOCATION
- THIS PROPERTY IS ON THE FRONT OF THE HARBOURSIDE
- EXCEPTIONAL CONDITION
- EXCEPTIONAL VIEWS
- GARDEN AND PARKING



Hardwood front door to:-

HALLWAY Half wood panelled walls. Central heating radiator.

LOUNGE - 4.56m MAX x 4.26m MAX (14'11" x 13'11")  
Sash bay uPVC windows with stunning views over harbourside. Wood burning stove. Central heating radiator.

#### KITCHEN/DINER

KITCHEN AREA - 10.16m x 3.25m (33'4" x 10'7")  
Range of luxury wood grain wall and base units with inset granite work tops. Further matching wall and base units, integrated appliances including fridge, freezer and dishwasher. uPVC double glazed window. Spot lighting and part tiled.

DINING ROOM AREA - 3.62m x 3.58m (11'10" x 11'8")  
Central heating radiator. uPVC double glazing.

#### LOWER GROUND FLOOR

ENTERTAINMENT ROOM - 4.11m x 3.05m (13'5" x 10'0")  
Feature bar complete with optics and bell. Sink unit and central heating radiator. uPVC double glazed window and door. uPVC door to rear.

MASTER BEDROOM - 6.69m x 3.15m (21'11" x 10'4")  
uPVC double glazing. Central heating radiator.

DRESSING ROM - Comprehensive range of hanging wardrobes.

Address 'Roundham Road, Roundham,  
Paignton, TQ4 6DS'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '72 | C'

#### Contact Details

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ENSUITE BATHROOM Quality suite comprising panelled bath, vanity basin and close coupled WC. Towel rail. Half tiled.

LANDING Central heating radiator. Wood panelling. Access to insulated loft space.

BEDROOM TWO - 4.61m MAX x 5.45m MAX (15'1" x 17'10")  
uPVC double glazed bay sash windows taking in breathtaking harbourside and sea views across the bay. Central heating radiator.

BEDROOM THREE - 3.62m x 3.4m (11'10" x 11'1")  
Pretty open grate fireplace. uPVC double glazing. Central heating radiator. Onto:-

DRESSING ROOM - uPVC window. Central heating radiator.

BATHROOM - Large double shower cubicle. Vanity wash hand basin. Close coupled WC. Central heating radiator. uPVC double glazing. Metro tiling, heated towel rail and open grate fireplace.

OUTSIDE Rear garden and service lane onto:-

PARKING Parking for 3 cars and motorbikes.

GARDEN Private lawned gardens with shrubs, gazebo and patio area.

WORKSHOP/CHALET/GAMES ROOM - 4.2m x 4.61m (13'9" x 15'1")  
Pitched ceiling. Natural wood flooring. Double aspect windows. Rear store area.

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.