



**Taylor's**  
sales & lettings

Asking Price Of £499,995

Roundham Road,  
Roundham,  
Paignton, TQ4 6DS

A truly stunning four bedroom house, (three doubles and one single), 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 stunning views with the sunrise in the morning. There are three reception rooms and additional lower level bedroom with a separate dressing room and en suite. Outside is parking for 3 cars and motorbikes, lawned gardens and large workshop/shed. Viewing is recommended.





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.

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

DRESSING ROOM - Comprehensive range of hanging wardrobes.

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.

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

BEDROOM THREE - A large fourth bedroom to the rear aspect of the property. uPVC double glazed window and gas central heating radiator.

BEDROOM FOUR - A large fourth bedroom to the rear aspect of the property. uPVC double glazed window and gas central heating radiator.

BATHROOM A modern and newly fitted family bathroom including a low level flush WC, vanity wash hand basin with fitted storage below and a panelled bath unit with shower attachments above and a protective glass shower screen. Modern tilting, uPVC double glazed window and chrome heated towel rail.

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

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

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '72 | C'

Taylor's Estate Agents  
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