



Belle Vue Road | Roundham | Paignton | TQ4 6ER

Asking Price Of £199,950

A two bedroom top floor apartment with stair lift in the highly sort after area of Roundham, served by local shops and harbourside. The property is surprisingly spacious throughout with balcony. The lounge opens onto a separate dining room which could be used as a third bedroom if required. Priced to sell.

- 2/3 BEDROOM APARTMENT
- ROUNDHAM AREA
- PRIVATE BALCONY
- GARAGE
- WELL MAINTAINED

Communal entrance to the apartment with four short flights of seven steps to the second floor apartment. Please Note: There is also a stair lift which is owned by flat 3 and can remain in place. From the top communal landing storage cupboard and uPVC door with privacy glass to:-

SPACIOUS RECEPTION HALL 17' 0" x 6' 0" (5.18m x 1.83m) With light point, radiator. uPVC double glazed window to front aspect with some coastal sea views to distance and pleasant outlook. Telephone intercom to the main front door. Smoke detector. Hatch access to some remaining area of roof space. Door to:-

LOUNGE 16' 0" x 12' 10" (4.88m x 3.91m) Generous room with light fitment. Feature fireplace with conglomerate marble hearth surround and decorative mantle over. Double radiator. Large floor to ceiling uPVC double glazed windows to front aspect to the balcony with pleasant outlook to front and some coastal, hillside views with Torquay in the distance and double doors lead through to the:-

DINING ROOM 17' 01" x 7' 07" (5.21m x 2.31m) With two uPVC double glazed windows to side again with pleasant outlook and evergreen conifers. Radiator. uPVC part double glazed door leading to the balcony.

BALCONY 12' 03" x 3' 10" (3.73m x 1.17m) With tiled floor. uPVC clad ceiling, with pleasant outlook.

From the lounge there is a part glazed partition and matching timber door with privacy glass to:-

Address 'Belle Vue Road, Roundham, Paignton, TQ4 6ER'

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating '70 | C'

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INNER HALLWAY 19' 0" x 3' 10" (5.79m x 1.17m) With light fitment. Radiator. Telephone point. Built-in storage cupboard with shelving. Door returning into the initial entrance hallway. Doors to:-

KITCHEN 17' 05" x 6' 07" (5.31m x 2.01m) Roll edge work surfaces to three walls with range of white fronted drawers, cupboards under and further range of matching wall mounted units. Recess with space for electric cooker point. Recess, plumbing for washing machine. 1 ½ bowl single drainer sink unit with mixer tap over. uPVC double glazed window overlooking the rear. Complementary decorative tiling. Space for fridge/freezer. Airing cupboard. Slatted shelving. Further built-in cupboard with slatted shelving. Combi boiler.

GENEROUS BEDROOM 1 16' 0" x 14' 07" (4.88m x 4.44m) With twin pendant light points, wall light points. Two radiator. Two uPVC double glazed windows to rear. Fitted pedestal wash hand basin with tiled splashback, fitted mirror.

BEDROOM 2 10' 08" x 10' 0" (3.25m x 3.05m) With uPVC double glazed window to side, radiator under. Fitted wardrobe.

BATHROOM 7' 06" x 5' 09" (2.29m x 1.75m) With light fitment. Suite comprising large corner white shower cubicle with glass screen. Pedestal wash hand basin. Close coupled W.C. Radiator. Fully tiled walls. uPVC double glazed window to side with privacy glass.

OUTSIDE The property has a garage in block.

MATERIAL INFORMATION: Tenure: Leasehold. Lease length: 244 years remaining, started in 1969 with a lease of 300 years. Maintenance: 1/3 share on an as and when basis. Ground Rent - Peppercorn.

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.