

PENTHOUSE FOR SALE



Seaford Sands, Roundham Road

Leasehold £269,950



WILLIAMS HEDGE
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15 SEAFORD SANDS, 17 ROUNDHAM ROAD, PAIGNTON, DEVON TQ4 6DN

A Penthouse Apartment with sea and coastal views and balcony | Lift & Stair Access | Spacious Entrance Hall with roof lights | Attractive Lounge with sea and coastal views | Shower Room | 2 Bedrooms with one en-suite | Kitchen/Breakfast Room with fitted appliances including dishwasher, washing machine, fridge/freezer and fitted oven, hob | Communal Garden | Parking Space.

A very attractive complex of stylish and appealing properties located at Seaford Sands comprising of ten houses and four apartments with the penthouse apartment being offered for sale. Attention to design is high and adds to the appeal of the general setting with all properties having their own parking spaces and a communal garden to rear. The penthouse apartment is accessed via left hand side of the building (clearly marked) with lift or stair access to the second floor. The complex was built and finished in September 2016, by a local reputable builder and comes with the remaining benefit of a ten year warranty. The penthouse has some superb features including stainless steel glass framed balcony with sea and coastal views, attractive lounge with superb sea and coastal vista, two bedrooms (1 en-suite), well fitted kitchen and additional shower room.

Paignton is a seaside town on the coast of Torbay in Devon, England. Nestled between Torquay and Brixham it forms the Torbay area and is a holiday destination known as the English Riviera.

Attractions include Paignton Zoo and the Paignton and Dartmouth Steam Railway, which operates steam trains from Paignton to Kingswear, from where a ferry can be taken across the River Dart to Dartmouth and the South Hams.

Nearby Beaches include Broadsands Beach, Elberry Cove, Fairy Cove, Goodrington Sands, Oyster Cove, Paignton Sands, Preston Sands and Saltern Cove with water sports including kite surfing and dinghy sailing. The sea front gives access to the Southwest Coast path. The Town has wide ranging amenities including Community Library, Local Supermarkets, Independent Local Shops, Cafes, Bars and Restaurants, Theatre, Cinema and Harbour. There is a branch line train service with connection to the mainline at Newton Abbot. The new South Devon Link Road was opened in December 2015 and now provides a dual carriage way to Exeter and the M5 making Torbay very accessible.

The Accommodation Comprises

Entrance door to

SPACIOUS ENTRANCE HALL 28' 07" x 4' 09" MAX (8.71m x 1.45m) With two roof lights leading to all rooms and providing a good feeling of space with timber effect flooring. Mains fed smoke detector. Down spotlighting. Concealed modern electric consumer unit. Radiator. Video intercom system. Deep recessed built-in storage cupboard. Hatch access to remaining area of roof space.

LOUNGE 24' 0" x 16' 0" maximum (7.32m x 4.88m) A very attractive room with part sloping ceilings adding to the appeal with large twin uPVC double glazed windows to front aspect with superb vista of wide ranging 180 degrees with views of the surrounding hillsides, green

field views over Youngs Park, out to sea over Goodrington Beach and sea beyond. Two radiators. Useful boarded eaves storage space. Double glazed velux window to side.



BALCONY 15' 01" x 4' 10" (4.6m x 1.47m) The balcony is an attractive feature of this property with access via full length uPVC double glazed door. Timber effect cladded walls. Outside lantern. Tiled floor and stainless steel balustrade with glazed insets and a super view over Youngs Park, Goodrington Beach, coastline and out to sea.



KITCHEN/BREAKFAST ROOM 15' 08" x 8' 02" MAX. (4.78m x 2.49m) With part sloping smooth painted ceiling, down spotlighting, smoke detector. Roll edge work surface to one wall with range of timber drawers, cupboards under and further range of wall mounted units, matching upstands. Four ring electric hob, electric fan assisted oven, brushed steel splashback and matching extractor hood over. Tile effect flooring. Space for dining table and chairs. Radiator. Integrated Hotpoint dishwasher. Concealed combination boiler for central heating and domestic hot water on demand. Integrated fridge/freezer. Pendant light point and uPVC double glazed window to rear with views towards Upper Preston.



SHOWER ROOM 6' 06" x 5' 07" (1.98m x 1.7m) With painted part sloping ceilings, down spotlighting, ceiling mounted extractor. Large laminated walk-in shower cubicle with thermostatic shower and glazed safety screen. Pedestal wash hand basin, mixer tap. Close coupled dual flush W.C. Half tiled walls. Heated chrome towel/radiator. uPVC double glazed window to side with privacy glass.



BEDROOM 1 15' 01" x 10' 03" (4.6m x 3.12m) With part sloping smooth painted ceiling, down spotlighting. Attractive room with dual aspect windows with views to Higher Preston and to the side with radiator under. Twin wall light points. Fitted wardrobe with hanging and shelving and further storage cupboard over.

OUTSIDE & PARKING The property has an allocated parking space. The communal garden is located to the rear of the complex.

AGENTS NOTES & TENURE ETC.

TENURE: Leasehold 999 years from build (approx. 2016).

FREEHOLDER: Gilstone Partnership Ltd.

MANAGING COMPANY NAME: Seaford Sands Management Company Ltd | Company number 09880723

MAINTENANCE: £899 pa. (unverified)

Includes building insurance, garden, exterior decor, lift and maintenance

AGENTS NOTES:

SUB LETTING PERMITTED

HOLIDAY LETTING PERMITTED

PETS PERMITTED

NO AGE RESTRICTIONS.



BEDROOM 2 12' 01" x 8' 06" (3.68m x 2.59m) With part sloping smooth painted ceiling, down spotlighting. Radiator. uPVC double glazed window to side. Twin wall light points.

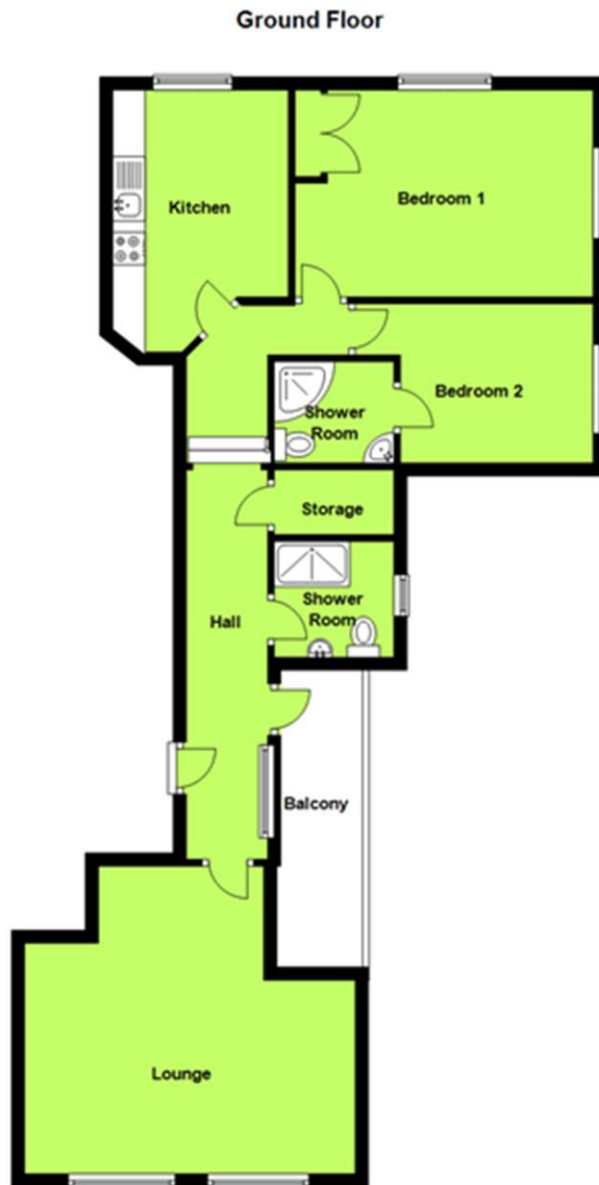


EN-SUITE SHOWER ROOM 5' 0" x 4' 09" (1.52m x 1.45m) With down spotlighting, ceiling mounted extractor. Close coupled dual flush W.C. Corner wash hand basin with mixer tap. Half tiled walls. Silver framed laminate clad thermostatic shower enclosure.

Age: 2016 (unverified)	Postcode: TQ4 6DN
Current Council Tax Band: C EPC Rating: C	Stamp Duty: £3,497 AT ASKING PRICE
Electric meter position: in cupboard in main entrance hall	Gas meter position: under kitchen window
Boiler positioned: Kitchen - combi	Water: Meter
Loft: N/A	Rear Garden Facing: N/A

This information is given to assist and applicants are requested to verify as fact.

This Floorplan is not to scale and should only be used as a guide.



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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