



St Andrews Road, Roundham, Paignton

£495,000



**WILLIAMS HEDGE**  
estate agents



Tel: 01803 554322



## 1 ST ANDREWS ROAD, ROUNDHAM, PAIGNTON, DEVON TQ4 6HA

An imposing and spacious detached house located near town/beach | Entrance Porch | Reception Area with Snug/ Sitting Room/Family Room | Lounge | Dining Room | Fitted Kitchen/Breakfast Room | Ground Floor Cloakroom/W.C | Utility Room | 5 Bedrooms 9master with en-suite shower room/W.C | Spacious Family Bathroom/W.C | Gas Central Heating | UPVC Double Glazing | Large Detached Garage with mezzanine workshop/office over (potential to convert to annexe subject to consent) | Front & Rear Gardens | Ample Driveway Parking | Situated within a few hundred yards of Town and Seafront | Viewing Recommended.

This attractive, imposing and particularly spacious five bedroomed detached house occupies a popular residential position in the Roundham area within just a few hundred yards of Queens Park, Paignton Beach and town centre. The town offers a fine and varied range of shopping facilities and amenities plus railway and bus station and beaches and harbour. Features of the spacious and flexible accommodation include entrance porch, large reception area with snug having built-in seating, spacious lounge with feature fireplace, separate sitting/family room, formal dining room, fitted kitchen/breakfast room, ground floor cloakroom/W.C and useful utility room. On the first floor there are four double bedrooms including the master bedroom with en-suite shower room/W.C and there is also a family bathroom/W.C. A staircase leads from the first floor to the second floor landing where there is a doorway to the fifth double bedroom. Outside the property benefits from ample driveway parking with turning area behind the property and a large purpose built double garage with mezzanine work shop/office area over. There is potential to convert this building into annexe or holiday accommodation subject to any necessary consent. Additionally the property has front and rear gardens which are arranged to lawn and patio. An internal inspection of this gas central heated and uPVC double glazed property is highly recommended to fully appreciate the spacious proportions of the accommodations on offer.

### The Accommodation Comprises

uPVC front door with feature leaded and stained glass effect double glazed panel opening to

**ENTRANCE PORCH** 3' 10" x 3' 9" (1.17m x 1.14m) With tiled floor with inlay mat, multi paned inner door to the

**SNUG/FAMILY ROOM** 15' 0" x 14' 2" maximum to staircase (4.57m x 4.32m) A most attractive snug/reception area with built-in seating to either corner and feature brick fireplace with wood burning stove and tiled and brick hearth, uPVC double glazed windows to the side and rear, feature beams, exposed brick work, large radiator.



**INNER HALLWAY AREA** With staircase rising to first floor, understairs storage cupboard, central heating control unit for downstairs.

**CLOAKROOM/W.C** 6' 2" x 3' 0" (1.88m x 0.91m) With white suite of pedestal wash hand basin, low level W.C, part tiled surrounds, uPVC obscure double glazed window.

**SITTING/FAMILY ROOM** 14' 0" x 13' 3" to irregular shape (4.27m x 4.04m) Having feature arched part uPVC double glazed window with built-in seating, further double glazed window to the side, radiator, picture rails, coved ceiling, TV aerial connection point.

**LOUNGE** 16' 5" x 15' 3" maximum (5m x 4.65m) Having feature fireplace with tiled surround and hearth and high level timber display mantle, feature dark wood panelling to either side with built-in seating, picture rails, uPVC double glazed window to both front and side with feature stained and leaded glass window to far side, two radiators, coved ceiling, TV aerial connection point.



**DINING ROOM** 13' 10" x 12' 5" maximum (4.22m x 3.78m) Again having a feature central fireplace with wrought iron grate, tiled surrounds and timber display mantle. Built-in cupboards to side, uPVC double glazed bay window, radiator, feature exposed and stained floor boards, picture rails, door to



**KITCHEN/BREAKFAST ROOM** 14' 0" x 12' 3" maximum to L-Shape (4.27m x 3.73m) Well fitted with inset 1 ½ bowl Franke stainless steel sink unit with single drainer and mixer taps. Solid wood block wood surfaces over fitted floor cupboard and drawer units with matching wall mounted cupboards over, complementary tiled surrounds, large cook centre evolution range cooker with seven gas burners, warming plate, built-in double oven and grill and large extractor over. Peninsular breakfast bar unit, space and plumbing for dishwasher, uPVC double glazed window overlooking the rear garden and also double glazed window to the side, radiator, recessed ceiling spotlighting, feature panelled door back to inner hallway and also panelled Pine doorway to



**REAR LOBBY** 4' 10" x 4' 0" (1.47m x 1.22m) Part uPVC double glazed door to outside and also door to

**UTILITY ROOM** 6' 5" x 4' 0" (1.96m x 1.22m) With solid wood roll edge work top with floor cupboard and drawer units below, space and plumbing for washing machine, room for tumble dryer, obscure double glazed window to the front.

**FIRST FLOOR LANDING** 22' 10" x 6' 6" over stairwell (6.96m x 1.98m) With uPVC double glazed window overlooking the rear garden, radiator, wall mounted central heating control unit for upstairs, staircase rising to second floor.

**BEDROOM 1** 16' 4" x 15' 1" (4.98m x 4.6m) With uPVC double glazed window to the front having open outlook across to St Andrews Church and over Paignton in the distance to Primley Woods, range of built-in wardrobes having full length sliding mirror doors, hanging rails and shelving. Large radiator, picture rails, TV aerial connection point, door to



**EN-SUITE SHOWER ROOM/W.C** 7' 10" x 5' 2" maximum (2.39m x 1.57m) Having large walk-in shower with curved fixed glazed screen with multi-function shower unit with complementary tiled surrounds. Vanity unit with wash hand basin with mixer tap and cupboards below and mirror over, low level W.C, tiled flooring, fully tiled walls, recessed ceiling spotlighting, uPVC obscure double glazed window, heated towel rail/radiator



**BEDROOM 2** 15' 7" x 13' 3" maximum to irregular shape (4.75m x 4.04m) With a splendid feature being the arched uPVC double glazed window with outlook across to St Andrews Church and over Paignton towards Preston in the distance, radiator, picture rails, TV aerial connection point.

**BEDROOM 3** 15' 0" x 10' 5" (4.57m x 3.18m) With uPVC double glazed window to the side again with open outlook over Paignton, radiator, uPVC double glazed window with outlook to rear, picture rails, TV aerial connection point.

**BEDROOM 4** 12' 2" x 9' 0" (3.71m x 2.74m) (arranged as study) With uPVC double glazed window overlooking the rear garden, recessed ceiling spotlighting, double glazed window also to side, radiator, fitted desk/work unit, TV aerial connection point.

**FAMILY BATHROOM** 12' 3" x 11' 0" maximum to L-Shape (3.73m x 3.35m) An extremely spacious bathroom having white suite of double ended bath with central mixer tap and shower hose attachment. Separate shower cubicle with glazed door and thermostatic shower unit with spotlight over, vanity unit with recessed wash hand basin with cupboards below and roll edged top. Low level W.C, part tiled surrounds, tiled flooring, uPVC obscure double glazed window, large built-in airing cupboard housing gas boiler supplying central heating and domestic hot water and large hot water cylinder plus adjacent airing cupboard with fitted shelving.

**SECOND FLOOR LANDING** 8' 5" x 6' 5" overall (2.57m x 1.96m) Having uPVC double glazed window to the rear. With door to

**BEDROOM 5** 20' 8" x 14' 5" maximum to irregular shape and into eaves (6.3m x 4.39m) Double aspect room with uPVC double glazed window to the side enjoying some wonderful views over Paignton and towards Preston and over towards Torquay in the distance, radiator, double glazed velux window to the far side, access to eaves storage space, TV aerial connection point.

## OUTSIDE

**FRONT** To the front of the property there is a long tarmac driveway allowing off road parking for a number of vehicles and the driveway widens to the rear of the property allowing further off road parking or room for turning etc. The driveway leads up to the

**LARGE GARAGE** 19' 5" x 19' 0" overall (5.92m x 5.79m) Of block built construction with electric roller door, three fluorescent strip lights plus power points, understairs storage area. There is also a staircase leading to the

**LARGE MEZZANINE WORKSHOP/STORE AREA** 19' 1" x 19' maximum into eaves Ideal for use as a gym, office/studio etc, double glazed window to the front, boarded floor.

It should be noted that there is potential (subject to any necessary consent) to convert the garage into two storey annexe accommodation.

The front garden is level and arranged to lawn with stone walling to the front with a number of shrubs, bushes and plants including palm trees.

**REAR** To the rear of the property there is a further enclosed garden which features a paved sun patio with ample room for table and chairs, barbecue etc beyond which there is a raised lawned garden and timber sun deck with further room for garden furniture and sun loungers etc. The garden is enclosed by a combination of stone walling with shrubs and bushes to the corner.



Age: 1930s' (unverified)	Postcode: TQ4 6HA
Current Council Tax Band: F	Stamp Duty: £14,750 at asking price
EPC Rating: E	Gas meter position: Outside
Electric meter position: Lounge	Water: Rates
Boiler positioned: Bathroom - Megaflo	
Loft: Boarded, part insulated, light	Rear Garden Facing: East & West

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

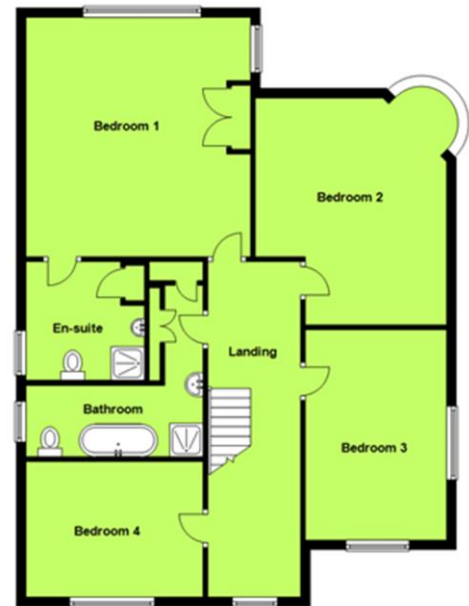


This Floorplan is not to scale and should only be used as a guide.

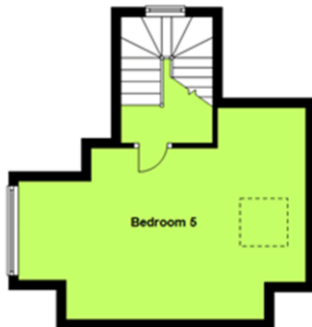
Ground Floor



First Floor



Second Floor



**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.

W657 Printed by Ravensworth 01670 713330