



**Roundham Road | Paignton | TQ4 6DN**

**Asking Price Of £369,950**

A beautifully presented three bedroom family home located in the highly desirable and sought after location of Roundham, Paignton. The property is finished to a wonderful standard and comprises of a welcoming inner entryway, a spacious living room, a large kitchen/diner, a useful downstairs cloakroom, three exceptionally large double bedrooms two of which are en-suite, a further family bathroom, off road parking situated directly in front of the property with additional garden area and a sunny low maintenance courtyard garden. The home is perfectly positioned within easy reach of both Goodrington and Paignton beach, Paignton harbour, bus links, an array of restaurants and cafes, Paignton town and more.

- SOUGHT AFTER ROUNDHAM LOCATION
- DESIGNATED PARKING TO THE FRONT
- SUNNY COURTYARD GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE LARGE DOUBLE BEDROOMS



**ENTRANCE** A double glazed wooden front door opening into a welcoming inner entryway with wooden flooring, overhead lighting, stairs rising to the first floor and an oak door opening into:-

**LIVING ROOM** A wonderfully bright and spacious living room to the front aspect of the property offering space for ample furniture, a feature log burning stove, tv point, double glazed sash bay window and a gas central heated radiator.

**KITCHEN/DINER** An incredibly large kitchen/diner perfect for modern day living and entertaining. The kitchen boasts a range of overhead, base and drawer units with quartz work surfaces above. A 1 1/2 bowl sink unit with drainer engraved into the quartz, an eye level electric double oven with grill integrated and an induction hob with extractor hood above. Further integrated appliances include fridge freezer, dishwasher and space for a washing machine. Breakfast bar for more casual seating as well as space for a 6/8 seater dining table also, double glazed sash window and further double glazed French doors opening out to the sunny rear courtyard garden.

**CLOAKROOM** A useful downstairs cloakroom featuring a low level flush WC and a wall mounted wash hand basin with fitted storage below.

#### FIRST FLOOR

**BEDROOM ONE** An incredibly large master bedroom to the front of the property enjoying a sunny aspect, space for ample furniture, tv point, double glazed sash window and a gas central heated radiator. Door leading into:-



**EN-SUITE** A modern en-suite comprising of a low level flush WC, a wall mounted wash hand basin with fitted storage below and a walk in corner shower unit. Complimentary tiling, an obscure double glazed window and a heated towel rail.

**BEDROOM TWO** A second wonderfully spacious double bedroom, double glazed sash window and a gas central heated radiator. Door leading into:-

**EN-SUITE** A sizeable en-suite shower room boasting a low level flush WC, a vanity wash hand basin and a corner shower unit. Modern tiling and a heated towel rail.

#### SECOND FLOOR

**LANDING** An incredibly large landing that would also make an ideal further sitting area/reading nook/study etc, doors leading to the adjoins rooms, a deep fitted storage cupboard and Velux window.

**BEDROOM THREE** A spectacularly sized third bedroom offering a huge amount of space. Double aspect Velux windows and a gas central heated radiator.

**BATHROOM** A modern family bathroom comprising of a low level flush WC, a vanity wash hand basin and a panelled bath unit. Modern tiling and a gas central heated radiator.

**OUTSIDE** A sunny, enclosed courtyard garden that has been designed for ease of maintenance being laid to patio slabs perfect for outdoor dining and entertaining.

**PARKING** Off road parking to the front of the property for 2 vehicles.

Address 'Roundham Road, Paignton,  
TQ4 6DN'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '82 | B'

#### Contact Details

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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.