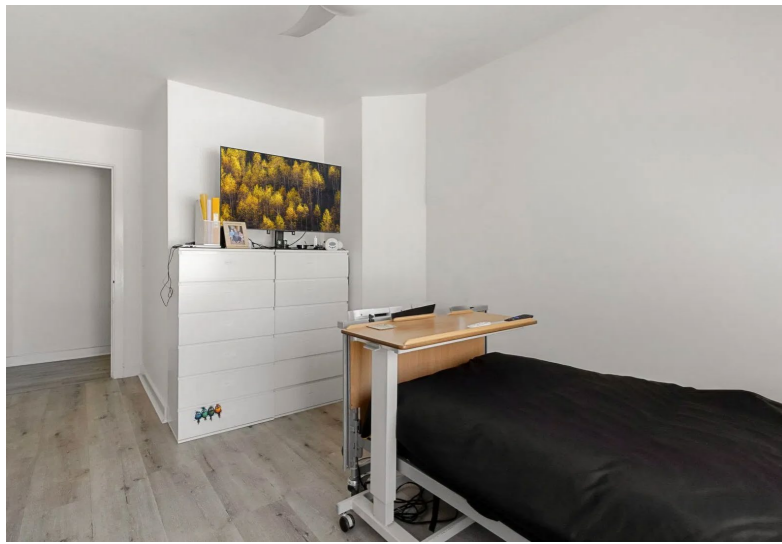




Asking Price Of £195,000

Tor Sands, Roundham,  
Paignton, TQ4 6EH

A stunning two bedroom middle floor apartment, just off Roundham seafront. The property has been significantly improved by the current owners including luxury wet room, replacement gas boiler and floor coverings. The apartment benefits from a private balcony from the lounge and secure parking. The accommodation comprises:-



This purpose-built first floor flat offers a fantastic opportunity for those seeking a comfortable and contemporary living space. The light and airy accommodation has been tastefully designed to maximise the use of space and create a welcoming atmosphere. With two double bedrooms and practical modern wet room, this property is ideal for both couples and small families alike.

The open plan modern fitted kitchen features integrated appliances opening on to a spacious lounge/diner with French doors that lead out onto a rear private balcony. This outdoor space offers an area where you can enjoy al fresco dining or simply relax with a cup of coffee and glass of wine.

The property also benefits from gas central heating and uPVC double glazing plus modern kitchen and wet room.

Situated only a short walk away from Paignton sea front and the picturesque harbour, residents can enjoy easy access to a variety of amenities, including restaurants, cafes, and shops. The convenient location also ensures excellent transport links, allowing for easy commuting to nearby towns and cities.

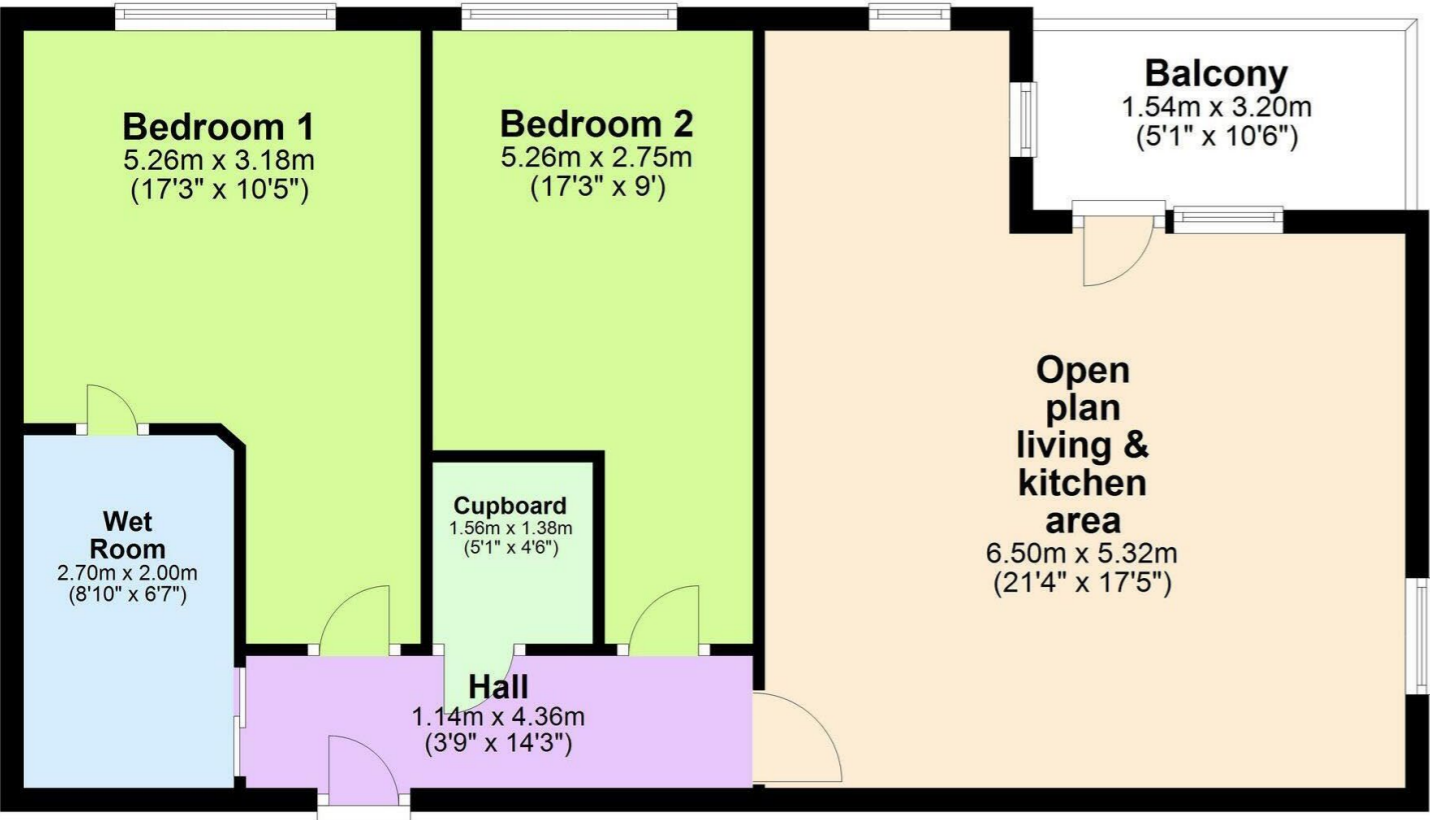
For those with a car, an allocated parking space is provided in the private car park to the rear of the property. Number 11 is situated just as you drive in on the left-hand side, providing convenient parking.

With its desirable location with level access to the flat from the car park and to the sea front, modern features, and versatile living spaces, this two-bedroom flat is an excellent investment opportunity or a perfect place to call home. Don't miss out on this chance to secure your dream property. Contact us today to arrange a viewing and experience all that this lovely flat has to offer.

**BALCONY** Located via double French doors from the lounge and to the rear of the property is a balcony with steel balustrading with glass insets. This is an ideal area for outside table and chairs.

**ALLOCATED PARKING** To the rear of the property there is a private car park for Tor Sands. Number 11 has one allocated parking space, which is just as you drive in on the left hand side.

**MATERIAL INFORMATION** - Tenure: Leasehold. Length Of Lease: 101 years remaining. Service Charge: £2690.70 per year. Ground Rent: £603.50 per year.



Address 'Tor Sands, Roundham, Paignton, TQ4 6EH

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating '77 | C'

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