



Pavings







# Pavings

Roundham Gardens, Paignton, Devon, TQ4 6DD

Dartmouth 5 miles Totnes 7 miles Exeter 26 miles

A rare opportunity to purchase a detached residence in one of Torbay's most coveted residential roads offering breath-taking sea and coastal views.

- No onward chain
- South facing
- Short walk to beach & harbour
- Garage
- Freehold
- Stunning sea views
- Gated driveway parking
- 4 bedrooms & 3 bath/shower rooms
- Terraces & gardens
- EPC D / Council tax G

Guide Price £1,075,000

## Stags Torquay

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@StagsProperty

### SITUATION

Paignton is located between Torquay and Brixham in the sheltered and beautiful waters of Torbay, at the very heart of the English Riviera. The town is a lively tourist resort but also has a life of its own which lasts all year round. Its busy town centre has all of the local amenities one would expect including shops, restaurants, bars, train station and theatre, plus the sea front with its promenade, sandy beaches and pier. There is a choice of well-regarded schools in the area including Torquay and Churston Grammar Schools.

### DESCRIPTION

An exceptional opportunity to acquire a detached residence in one of Torbay's most coveted residential areas. The location provides the perfect blend of tranquil residential living while being within comfortable reach of Paignton's historic harbour, pristine beaches, and vibrant town centre. This stunning coastal property offers breath-taking panoramic sea views across Torbay from virtually every room. The ground floor features a spacious sitting/dining room, a well-appointed kitchen, versatile study and a luxury bedroom suite with conservatory. Four bedrooms in total (including three on the first floor) all enjoy spectacular vistas. Set behind gated entrance with ample parking and garage, the property boasts low-maintenance gardens and a sun-drenched south-facing terrace.

### ACCOMMODATION

Step through the front door into an impressive entrance hall featuring beautiful wooden flooring and an elegant curved staircase that gracefully ascends to the first floor. The heart of the home is the magnificent sitting/dining room, where large south-facing windows flood the space with natural light while framing breath-taking sea and coastal vistas. A striking marble fireplace with integrated gas fire creates an inviting focal point for relaxation and entertaining. The well-appointed kitchen boasts granite worktops complemented by a comprehensive range of floor and wall-mounted units. Integrated appliances include an electric oven, hob, microwave, and dishwasher, with dedicated space for a fridge/freezer. A bright and versatile study, accessible from the entrance hall, features a stunning roof lantern and French doors that open directly onto the rear patio—perfect for a home office or creative retreat. Practical amenities include a convenient ground-floor cloakroom and a well-organized utility area with space and plumbing for washing and drying machines, plus additional storage, worktops, and sink. Internal garage access adds further convenience. Completing the accommodation on the ground floor is a luxurious bedroom suite offering built-in wardrobes and an ensuite bathroom complete with both bath and walk-in shower, plus modern fixtures and a heated towel rail for ultimate comfort. The bedroom flows seamlessly into a delightful conservatory—the perfect sanctuary to unwind while drinking in those spectacular coastal views that make this property truly special.

Ascend to the first floor to discover three additional bedrooms, each blessed with breath-taking panoramic views across Torbay. The second bedroom is generously proportioned with built-in storage solutions and enjoys a dual-aspect outlook that maximizes both light and vistas. This room is complemented by an exceptional ensuite bathroom featuring a luxurious freestanding bath positioned beside a picture window offering views of Berry Head and out to sea. The third bedroom benefits from direct access to a well-appointed jack-and-jill shower room, which also serves the fourth bedroom. This shared shower room is fully equipped with a modern shower, WC, wash hand basin, and heated towel rail, providing convenient access for family or guests.





#### OUTSIDE

The property makes an impressive first impression with its gated entrance featuring elegant brick pillars and timber gates that open to reveal generous parking for several vehicles, complemented by a garage with convenient electric up-and-over door. The thoughtfully designed front garden requires minimal maintenance while maximizing visual impact, featuring an area of pristine artificial lawn beautifully framed by established mature shrubs. The crowning jewel of the outdoor space is the expansive paved terrace, accessible from both the conservatory and the sitting/dining room. This sun-drenched south-facing terrace features an attractive pond and serves as the ultimate outdoor entertaining space—perfectly positioned to showcase those captivating coastal views while basking in all-day sunshine. Additional outdoor amenities include a practical rear paved terrace and a useful garden shed, providing both extra entertaining space and essential storage for the property.

#### TENURE

Freehold.

#### SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

#### LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail: [fss@torbay.gov.uk](mailto:fss@torbay.gov.uk)

#### VIEWING

Strictly by prior appointment with Stags Torquay on 01803 200160.

#### DIRECTIONS

From Stags Torquay take the A379 road to Paignton which turns into Torquay Road A3022. At the traffic lights do not follow the one way system through the town centre but turn left onto Seaway Road. Turn right onto Marine Drive B3201, at the roundabout take the first exit onto Roundham Road. Roundham Road becomes Alta Vista Road. Proceed along the road and then turn left on to Roundham Gardens where the property can be found on the left hand side.

Approximate Gross Internal Area = 229.5 sq m / 2471 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1228593)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		57	69
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



