



Guide Price £290,000 - £300,000

Barrington Court,
Cleveland Road,
Paignton, TQ4 6EL

A beautifully presented two bedroom apartment located in the highly desirable location of Roundham, Paignton. The property boasts a welcoming inner hallway, a wonderfully large lounge/diner, kitchen, two spacious double bedrooms, a modern family bathroom, parking and well kept communal gardens. The property is ideally situated within easy reach of Paignton harbour, both Paignton and Goodrington beach, local shops, bus links, cafes and restaurants, Paignton town and more.



ENTRANCE A fire safety front door opens into a welcoming entranceway with stairs rising to the first floor landing and doors leading to the adjoining rooms. The space is complemented by overhead pendant lighting and an electric storage radiator.

KITCHEN A contemporary fitted kitchen featuring a range of wall, base and drawer units with solid wood surfaces above. The kitchen is equipped with a 1 bowl stainless steel sink and drainer, electric double oven with grill, and a four ring electric hob with extractor hood over. Further benefits include an integral dishwasher, space and plumbing for a washing machine and fridge freezer, tiled splashback, and room for a breakfast table. Double glazed windows provide natural light with sea views over Torbay, while an archway leads to a useful walk in pantry area offering excellent additional storage.

LIVING ROOM / DINING AREA An exceptionally spacious lounge/diner ideal for both relaxing and entertaining, enjoying attractive sea views across to Torquay. The room offers generous space for furnishings, TV and internet points, two large cupboards providing access to loft storage which is currently boarded, double glazed windows, Velux windows capturing the outlook, and two electric storage radiators.

BEDROOM ONE An impressively sized and light filled master bedroom providing ample space for bedroom furniture. The room benefits from built in wardrobes, two additional storage cupboards, single glazed windows, and an electric radiator.

BEDROOM TWO A further exceptionally spacious double bedroom positioned to the rear aspect of the building, featuring built in storage cupboards and a single glazed window. Electric storage heater.

BATHROOM A beautifully presented, nautical inspired bathroom comprising a low level flush WC, pedestal wash hand basin, and panelled bath with shower attachments above and glass shower screen. Finished with panelled walls, an obscure single glazed window, extractor fan, and chrome heated towel rail.

OUTSIDE Wrap around communal gardens sweep around the building mainly laid to lawn with a variety of mature shrubs and plants.

PARKING Parking for a vehicle and a space for visitor parking.

MATERIAL INFORMATION Service charge: £1,500 per year.

Address 'Barrington Court, Cleveland Road, Paignton, TQ4 6EL'

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating '71 | C'

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