



19 St. Andrews Road, Roundham, Paignton, Devon, TQ4 6HA

£450,000

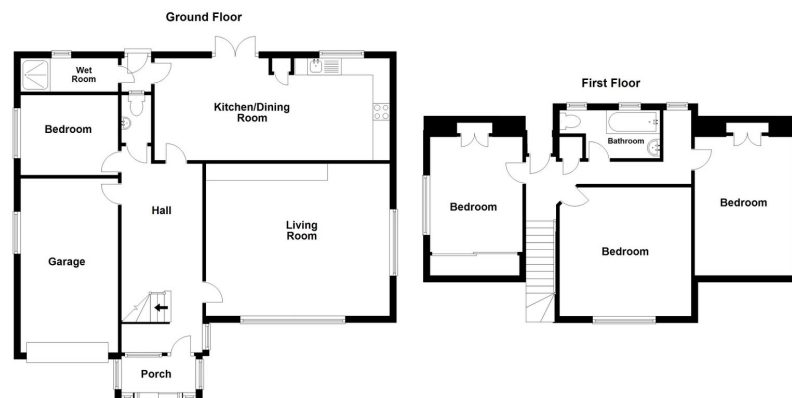
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- QUIET TUCKED AWAY LOCATION
- GARDENS, GARAGE & DRIVE
- BATHROOM & G/F WETROOM
- LOUNGE
- FLEXIBLE ACCOMMODATION
- CLOSE TO THE SEA FRONT & TOWN
- GAS CENTRAL HEATING & DOUBLE GLAZING
- KITCHEN/DINING ROOM
- 4 BEDROOMS
- DETACHED HOME



Substantial Detached Residence in a Prime Paignton Location – First Time to Market in Over 25 Years! Nestled in a peaceful tucked-away position, just half a mile from Paignton’s seafront and town centre. The generous accommodation includes four good-sized bedrooms, a bright and welcoming lounge, kitchen/ dining room, cloakroom, wet room, bathroom, and hallway, offering flexible living space ideal for families or multi-generational living. Outside, there is with ample parking, an integral garage, and surrounding gardens providing privacy and potential for further landscaping or extension (subject to planning). Though in need of some modernisation and TLC, this charming home offers tremendous scope for those wishing to create a property tailored to their own taste and lifestyle. A wonderful opportunity to secure a substantial, chain free home in a highly desirable location, with endless potential to add value and make it your own.



This plan is to be used only as an indication of the floor layout and is not to scale.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient – lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 81        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 41                      |           |
| (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 |           |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements