



GUIDE PRICE £190,000 - £210,000

Roundham Road,
Paignton, TQ4 6DW

A charming two bedroom cottage located within the highly sought after location of Roundham, Paignton. The property comprises of a spacious lounge/diner, kitchen, two bedrooms, bathroom and courtyard garden. The property is ideally situated within a short level of Paignton harbour and beach, local cafes and restaurants, Paignton town, bus and train links, as well as much more. This lovely cottage is being offered for sale with no onward chain!



LOUNGE/DINER A wonderfully spacious lounge/diner situated to the front aspect of the cottage, offering ample space for a range of furnishings. The room benefits from attractive exposed ceiling beams, fitted storage cupboards and shelving, a UPVC double glazed window overlooking the front aspect and two gas central heating radiators.

KITCHEN A fitted kitchen comprising a range of wall mounted, base and drawer units with work surfaces over, incorporating a stainless steel sink and drainer unit. There is a gas cooker with hob, together with space and plumbing for a washing machine and dishwasher, and space for an under counter fridge. The kitchen further benefits from tiled splashback, UPVC double glazed window and a UPVC double glazed door providing access to the rear courtyard.

BATHROOM A four piece bathroom suite comprising a low level flush WC, pedestal wash hand basin, panelled bath and corner shower enclosure. Part tiled walls, a UPVC double glazed window and gas central heating radiator complete the room.

FIRST FLOOR

BEDROOM ONE A spacious master bedroom positioned to the rear aspect of the property, offering generous proportions and ample space for furnishings. The bedroom benefits from a pedestal wash hand basin, UPVC double glazed window and gas central heating radiator. A door leads through to a separate cloakroom fitted with a low level flush WC.

BEDROOM TWO A generously proportioned second double bedroom situated to the front aspect of the property, again offering ample space for furnishings. The room benefits from a pedestal wash hand basin, UPVC double glazed window and gas central heating radiator.

REAR COURTYARD A low maintenance rear courtyard laid predominantly to artificial lawn, providing an ideal space for alfresco dining and outdoor entertaining. A rear gate provides convenient access onto the adjoining service lane.



Address 'Roundham Road, Paignton, TQ4 6DW'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '69 | C'

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