



**Connells**

The Moorings Belle Vue Road  
Paignton



## Property Description

This apartment offers an exciting opportunity to purchase a spacious first floor home in a prestigious and well-connected location, with the chance to update and modernise to your own specification. The property's generous accommodation, parking, communal gardens, and superb proximity to the coast combine to create a home with enormous potential. For buyers with vision, this could be transformed into a truly wonderful property in one of the area's most sought-after addresses. With well-proportioned rooms, practical features, and an enviable location, this property could become an exceptional main residence, coastal retreat, or investment purchase.

Whether you are looking for a home to make your own, a coastal base, or an investment opportunity in a prime location, this apartment deserves your attention. The scope for improvement, combined with the highly desirable Roundham setting, makes it a rare and appealing prospect.

Viewing is highly recommended to fully appreciate the space, setting, and potential on offer. Call Connells today to secure your viewing.

## Upon Entry

Upon entering the apartment, you are welcomed into a hallway that provides access to the principal accommodation. The property immediately gives a sense of space, with a layout that is both functional and versatile, lending itself well to a variety of buyers including first-time purchasers, professional couples, downsizers, or investors. The apartment has clearly been a well-loved home and, while it now requires updating, the potential on offer is undeniable.

## Two Double Bedrooms

The property boasts two spacious bedrooms, each offering comfortable proportions and excellent versatility. These rooms provide ample space for a growing family, visiting guests, or young professionals seeking a generous living environment in a highly convenient setting. The principal bedroom offers plenty of room for a double bed and additional furniture, while the second bedroom is also well-sized and could equally serve as a guest bedroom, child's room, dressing room, or home office. The overall proportions of both rooms allow a purchaser to reimagine the spaces and create stylish, restful accommodation suited to modern lifestyles.



## Kitchen

The kitchen is a practical room that, while in need of upgrading, remains fully functional and in working order. This offers buyers the option to move in and gradually improve the property over time if desired, rather than needing to undertake immediate works. There is clear potential to transform the kitchen into a contemporary and efficient space with updated cabinetry, worktops, appliances, and finishes. Whether you envision a sleek modern design or something more classic and timeless, the room provides an excellent foundation for improvement and the opportunity to add both comfort and value.

## Bathroom

The bathroom suite is another area that would benefit from updating and modernisation. Currently arranged to provide the essential facilities, it offers a practical layout with scope for complete refurbishment to suit personal style and contemporary standards. A new owner may wish to redesign the space with modern sanitaryware, tiling, and fittings to create a fresh and inviting bathroom that complements the rest of the apartment. For those looking for a property with potential, this is an ideal opportunity to improve and personalise.

## Outside

Outside, the apartment enjoys the valuable benefit of off-road parking for one car, an increasingly important feature in such a desirable and well-located area. In addition, there are three designated visitor parking spaces, making it particularly convenient for visiting family and friends. Parking is often at a premium in coastal locations, and the inclusion of both resident and visitor spaces adds significantly to the property's overall practicality and appeal.

## Location

One of the most compelling aspects of this apartment is undoubtedly its location. Roundham is a highly regarded residential area, known for its attractive surroundings, proximity to the coast, and strong lifestyle appeal. Homes in this area are consistently sought after due to their convenient position close to the sea while also being within easy reach of shops, amenities, and transport links. This apartment is ideally placed to enjoy everything the area has to offer.

The seafront and harbour are both nearby, making this property perfect for those who appreciate coastal living. Residents can enjoy leisurely walks along the water, take in the views, and make the most of the fresh sea air right on their doorstep. The surrounding area also offers access to nearby beaches, where you can spend time relaxing, swimming, or enjoying a variety of water-based activities. Whether you are an early morning walker, a weekend beachgoer, or someone who simply enjoys the atmosphere of a vibrant coastal town, this location is sure to impress.

Local amenities are also close at hand, with a range of shops, cafes, restaurants, and everyday services easily accessible. This makes the property well suited to both permanent living and holiday use, with everything needed for day-to-day convenience within comfortable reach. The blend of coastal charm and practical accessibility is one of the key reasons why Roundham remains such a desirable place to live.

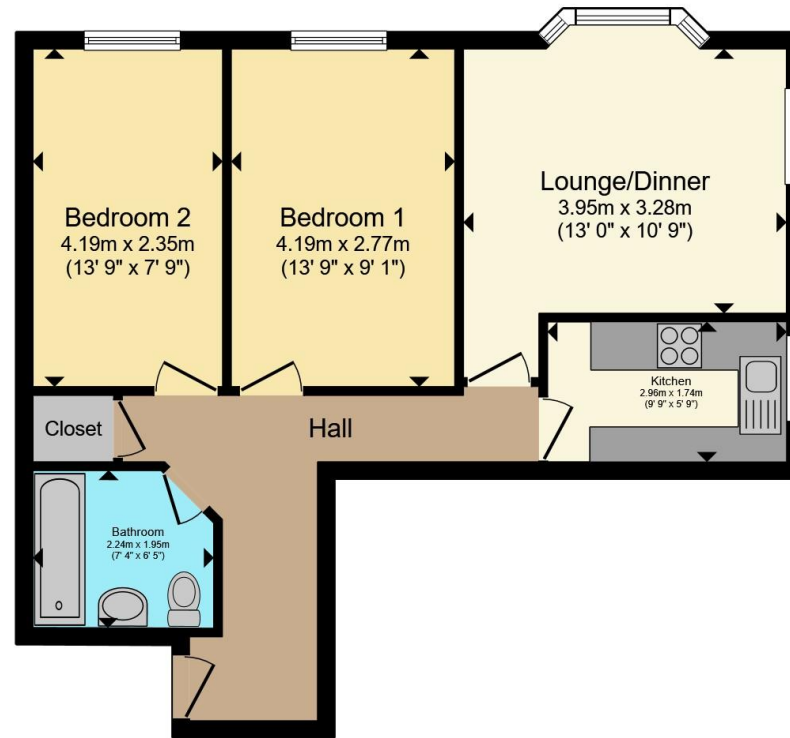
## Tenure

99 years from 2nd June 1988  
Service charges £2310.33 PA









Total floor area 57.3 m<sup>2</sup> (617 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating:  
Awaited

Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PGN313633](http://connells.co.uk/Property/PGN313633)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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