

The Mews, 12 Belle Vue Road, Paignton, TQ4 6ER

EricLloyd &Co.





£239,950 Freehold

Enjoying the best of Paignton's coastal lifestyle! Perfectly positioned within the ever-popular Roundham area, just a short stroll from Paignton Harbour, the beautiful sandy beach and town centre, this **TWO BEDROOM SEMI-DETACHED NEW BUILD HOUSE** offers an ideal blend of modern living and seaside convenience. Imagine leisurely walks around the harbour, days at the beach and having a choice of cafés, restaurants and local amenities all within easy reach. Adding to the appeal is a lovely private garden enjoying a sunny and secluded aspect, providing the perfect spot to unwind. The property also benefits from two allocated parking spaces, one with an electric vehicle charging point, solar panels, an impressive EPC B rating and a 10-year ABC+ structural warranty. Offered as new with **NO ONWARD CHAIN.**

Accessed from the communal driveway, a private walkway leads past the block of flats and along a gravel pathway which continues around to the property's own private entrance and garden. The garden is a particularly attractive feature, enjoying a sunny aspect and a lovely secluded position. There is a paved patio area immediately adjacent to the property, together with artificial grass, creating a pleasant and low-maintenance space in which to relax and enjoy the morning sunshine.

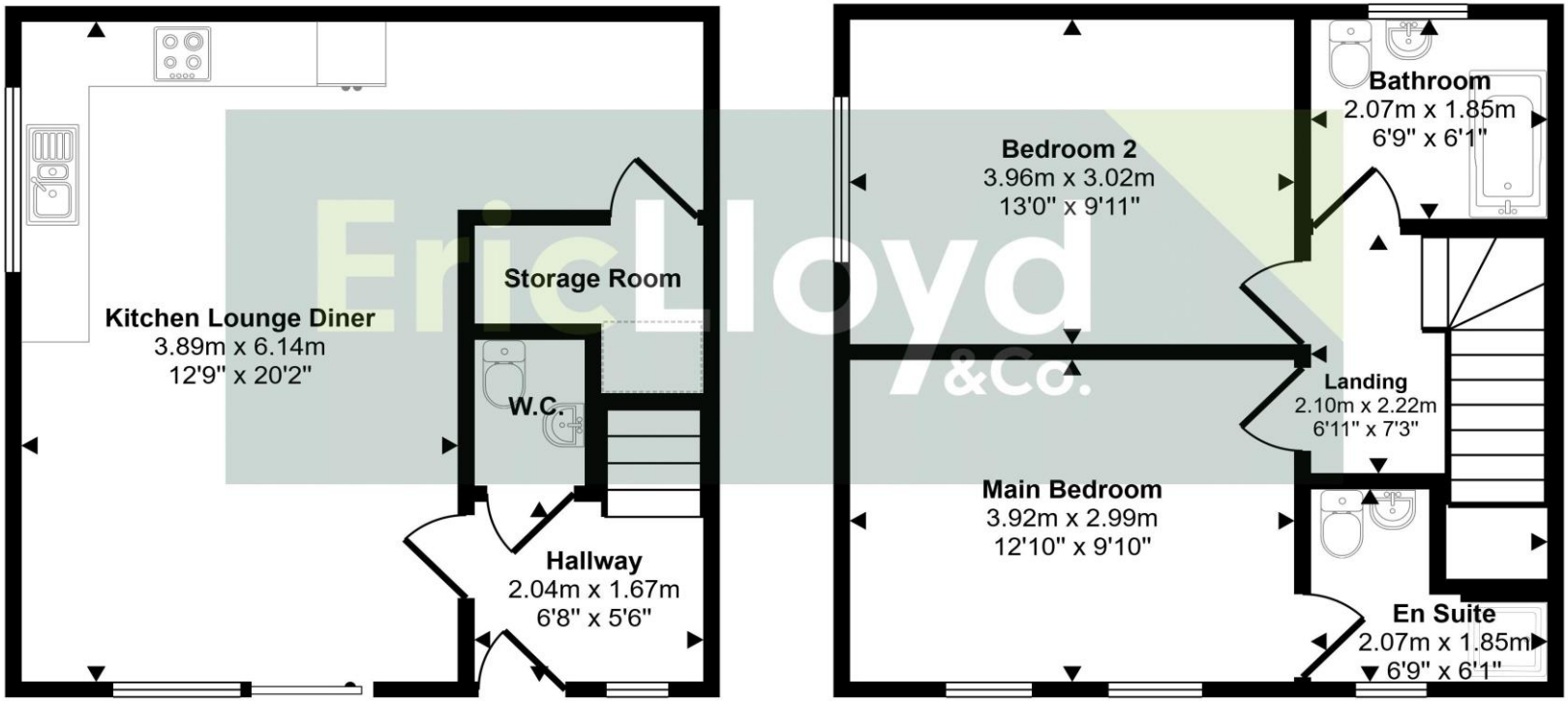
The front door opens into an entrance hall with a useful downstairs W.C. Leading through is a sociable open-plan kitchen/dining/living room, designed to provide a modern and practical living space. The kitchen is fitted with contemporary gloss white units, granite-effect worktops and a black composite sink, together with an electric oven, electric hob and cooker hood above. There is ample space beneath the worktops for freestanding appliances. The dining area sits alongside, with access to a particularly useful large under-stairs storage cupboard housing the hot water cylinder. To the front, the living area benefits from sliding patio doors which open directly onto the garden, allowing plenty of natural light and creating an excellent connection between the indoor and outdoor spaces.

Stairs rise to the first-floor landing, which benefits from a useful sun tube providing additional natural light. There are two well-proportioned double bedrooms, with the large principal bedroom enjoying its own modern en-suite shower room. This comprises an alcove shower with rainfall shower head and contemporary shower panelling, together with a wash basin and W.C. A window and extractor provide ventilation.

The main bathroom is fitted with a generous shower bath with glass screen and rainfall shower head, alongside a wash basin and W.C. There is also a window and extractor.

An excellent opportunity to acquire a modern, energy-efficient home in a convenient coastal setting, with the added benefits of solar panels, two parking spaces and a private sunny garden. Offered as new with no onward chain.

Approx Gross Internal Area
75 sq m / 811 sq ft



Ground Floor
Approx 37 sq m / 402 sq ft

First Floor
Approx 38 sq m / 409 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.








ENERGY PERFORMANCE RATING: B

COUNCIL TAX BAND: D

AGENTS NOTES: The property is on mains water, drainage and electric. The Ofcomb website indicates that mobile phone reception and broadband are available in this area. This property may need a new internet connection.

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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