



Roundham Road | Paignton | TQ4 6DN

Offers Over £450,000

A substantially sized four bedroom semi detached Victorian home located in the exceptionally desirable location of Roundham, Paignton. The property offers an abundance of space and comprises of a wide and welcoming entrance porch, a spacious dining room that leads into the kitchen, a large living room, four double bedrooms with two of the bedrooms sharing a Jack and Jill en-suite, a further family bathroom, two garages, off road parking, sun soaked rear gardens and a large basement. The property boasts many of its original beautiful period features such as high ceilings, picture rails and dado rails, fireplace, sash windows and more. The home is perfectly situated within a stones throw of Paignton beach and harbour, Goodrington beach, bus links, Paignton town, schools and more.

- VICTORIAN PERIOD PROPERTY
- FOUR DOUBLE BEDROOMS
- TWO GARAGES
- SIZEABLE REAR GARDENS
- EXTREMELY SOUGHT AFTER ROUNDHAM LOCATION

**ENTRANCE** uPVC double glazed French doors opening into a large and welcoming entrance porch with glazed windows to the side, tiled flooring, a door leading into a downstairs cloakroom as well as an additional door leading through to the ground floor accommodation and electrical points.

**CLOAKROOM** A useful downstairs cloakroom comprising of a low-level flush WC and pedestal wash hand basin. Glazed obscure window at a gas central heated radiator.

**DINING ROOM** A large dining area accessed off of the kitchen perfect for entertaining. Space for a 8 seater dining table, glazed sash windows, dado rails and a gas central heated radiator.

**KITCHEN** A sizeable fitted kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 2 bowl stainless steel sink unit, an eye level electric double oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a washing machine, dishwasher and fridge freezer, sash window overlooking the picturesque front gardens and tile backsplash.

**LIVING ROOM** An incredibly light and large living room overlooking the sun soaked rear gardens. Double aspect sash windows, a feature original open cast iron fireplace with marble surround, three gas central heated radiators and stairs rising to:-

#### FIRST FLOOR

**BEDROOM ONE** A wonderfully large master bedroom to the rear aspect of the home offering space for ample furniture. Glazed sash windows, built storage cupboard and a gas central heated radiator.



**BEDROOM FOUR** A sizeable fourth smaller double bedroom that alternatively would make a perfect office/study/hobby room etc. Glazed sash windows, internet point and a gas central heated radiator.

**BATHROOM** A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Tiled walls, deep built in storage cupboards, glazed sash windows and a gas central heated radiator.

#### SECOND FLOOR

**BEDROOM TWO** A second brilliantly large double bedroom again overlooking the private front gardens. Two glazed sash windows and a gas central heated radiator. Door leading into:-

**EN-SUITE** A three piece suite boasting a low level flush WC, a pedestal wash hand basin and a walk in double shower unit. Extractor fan, mirror fronted medicine cabinet and a gas central heated radiator.

**BEDROOM THREE** A further incredibly generous sized double bedroom overlooking the rear gardens, glazed sash windows and a gas central heated radiator. Door leading into a Jack and Jill en-suite with bedroom 2.

**OUTSIDE** A sun soaked rear garden that is predominantly laid to lawn with a further patio area perfect for outdoor dining and entertaining. Within the gardens is an array of mature plants and shrubs, gate access to the front gardens and parking as well the garages.

**GARAGE ONE** Metal up and over door and overhead lighting.

**GARAGE TWO** Metal up and over door and overhead lighting.

Address 'Roundham Road, Paignton,  
TQ4 6DN'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating 'TBC'

#### Contact Details

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