



Guide Price £300,000 - £325,000

Cliff Road, Roundham,
Paignton, TQ4 6DJ

A beautifully presented end terraced family home located within the highly desirable location of Roundham, Paignton. The property comprises of a modern kitchen/diner, a useful cloakroom, a large living room, four double bedrooms, a luxurious family bathroom, an enclosed courtyard and off road parking. The property is situated in the perfect spot, and is within a short level walk of Paignton harbour, both Paignton and Goodrington beach, cafes and restaurants, bus links, schools and more, making it a perfect family home or investment. The home is being offered for sale with no onward chain!



A uPVC double glazed front door opens into a spacious fourth double bedroom or additional reception room, offering excellent versatility and ample space for furnishings. The room benefits from uPVC double glazed windows, allowing for an abundance of natural light, together with a gas central heating radiator.

KITCHEN/DINING ROOM A beautifully appointed contemporary kitchen/dining room featuring an extensive range of wall, base and drawer units complemented by work surfaces above and a composite sink with drainer. Integrated appliances include an eye level Bosch oven and grill, four ring induction hob, fridge and freezer, washing machine and slimline dishwasher. A generous fitted storage cupboard houses the combination boiler and provides additional space for a tumble dryer. The dining area comfortably accommodates a large table, making it ideal for both everyday living and entertaining. uPVC double glazed doors open onto the parking area, while additional side windows flood the space with natural light. As well as a gas central heating radiator.

CLOAKROOM A stylish ground floor cloakroom comprising a low level WC and countertop wash hand basin with fitted storage beneath, complemented by a contemporary tiled splashback, fitted shelving and a heated towel rail.

FIRST FLOOR

LIVING ROOM A wonderfully spacious and light filled living room offering generous proportions for a variety of furnishings. Features include TV and internet points, large uPVC double glazed windows and a gas central heating radiator.

BEDROOM THREE A generously sized double bedroom positioned to the front of the property, featuring a uPVC double glazed window and gas central heating radiator.

SECOND FLOOR

BEDROOM ONE An impressive principal bedroom enjoying a front facing aspect with stunning sea views across Paignton Beach, towards Paignton Pier and extending across to Torquay. The room offers ample space for bedroom furnishings, together with a uPVC double glazed window and gas central heating radiator.

BEDROOM TWO A further spacious double bedroom situated to the rear aspect of the property, benefiting from a uPVC double glazed window and gas central heating radiator.

FAMILY BATHROOM A luxurious spa inspired family bathroom, featuring a low level WC, twin wash hand basins set within a granite vanity unit with storage beneath, an expansive walk in double shower and an elegant freestanding bath. Finished with contemporary wall and floor tiling, a uPVC obscure double glazed window and a stylish black heated towel rail.

OUTSIDE To the front of the property is a private, enclosed and low maintenance courtyard laid with artificial lawn, creating the perfect setting for alfresco dining and outdoor entertaining.

PARKING To the rear, the property benefits from ample off road parking.



Address 'Cliff Road, Roundham, Paignton, TQ4 6DJ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '53 | E'

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