

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

Eric Lloyd &Co.





£239,950 Freehold

Superbly presented and energy efficient! This **TWO BEDROOM SEMI-DETACHED NEW BUILD HOUSE** is situated within the highly sought-after Roundham area of Paignton, ideally positioned within walking distance of Paignton Harbour, the beach and town centre. Offered to the market as new, with **NO ONWARD CHAIN**, the property benefits from **TWO ALLOCATED PARKING SPACES**, one incorporating an electric vehicle charging point. The property also features solar panels with battery storage producing an impressive EPC A rating. Further peace of mind is provided by a 10-year ABC+ structural warranty.

Accessed via the communal driveway, private entrance steps lead up to the property's own garden, featuring attractive artificial grass and a paved patio area, providing a pleasant space to sit and enjoy the outdoors.

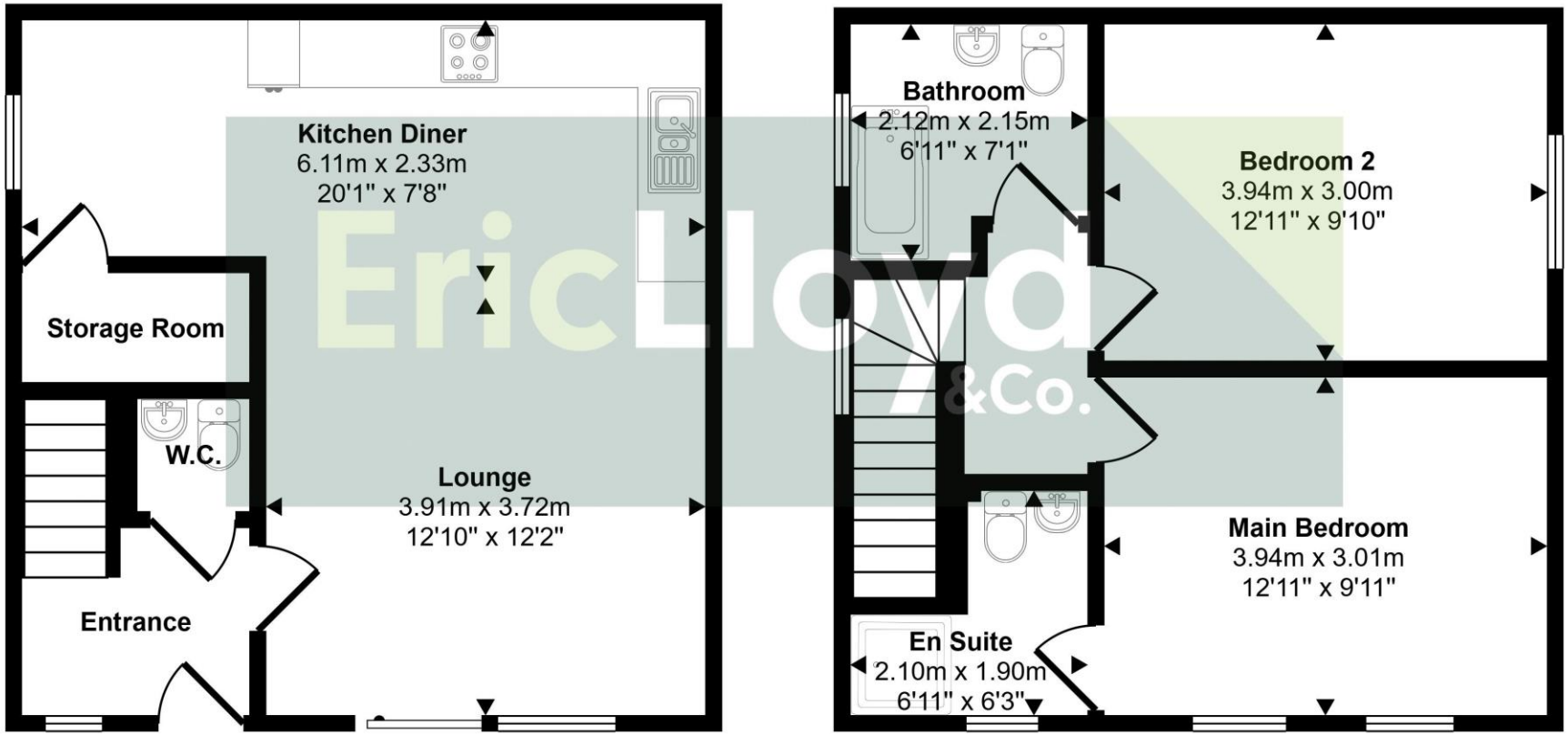
The front door opens into an entrance hall, with a useful downstairs W.C. Leading through is a particularly sociable open-plan kitchen/dining/living room, thoughtfully arranged to make the most of the available space. The kitchen is fitted with modern gloss white units, granite-effect worktops, a black composite sink and an electric oven with electric hob and cooker hood above, complemented by a feature glass splashback. There is ample space beneath the worktops for freestanding appliances. The dining area sits alongside, with a large under-stairs storage cupboard housing the hot water cylinder. To the front, the living area enjoys sliding patio doors which open directly onto the garden, creating a lovely connection between the indoor and outdoor spaces.

Stairs rise to the first-floor landing, which benefits from a window providing natural light. There are two well-proportioned double bedrooms, with the large principal bedroom enjoying distant glimpses of the sea between the rooftops, together with its own modern en-suite shower room. This is fitted with an alcove shower featuring a rainfall shower head and contemporary shower panelling, alongside a wash basin and W.C. A window and extractor provide ventilation.

The second bedroom is another comfortable double, while the main bathroom is fitted with a generous shower bath and glass screen, rainfall shower head, wash basin and W.C. Again, there is both a window and extractor.

An excellent opportunity to purchase a new build, energy-efficient home in a convenient coastal location, complete with solar generation, battery storage, electric vehicle charging and two parking spaces. A-rated energy efficiency, new-build specification and no onward chain make this an appealing home or investment opportunity.

Approx Gross Internal Area
76 sq m / 818 sq ft

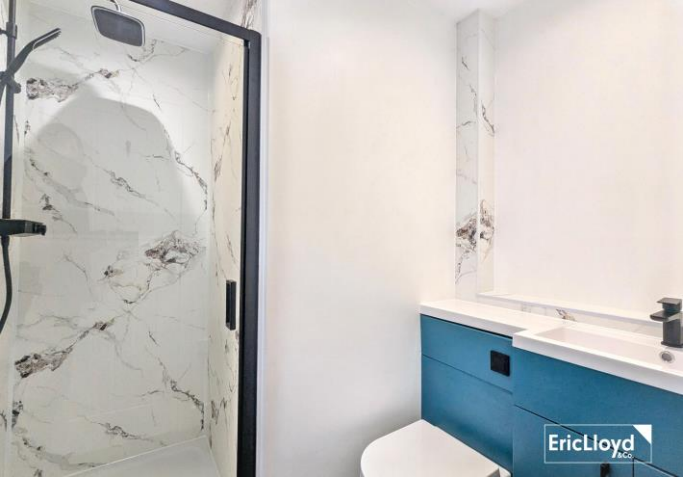


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Ground Floor
Approx 38 sq m / 406 sq ft

First Floor
Approx 38 sq m / 412 sq ft

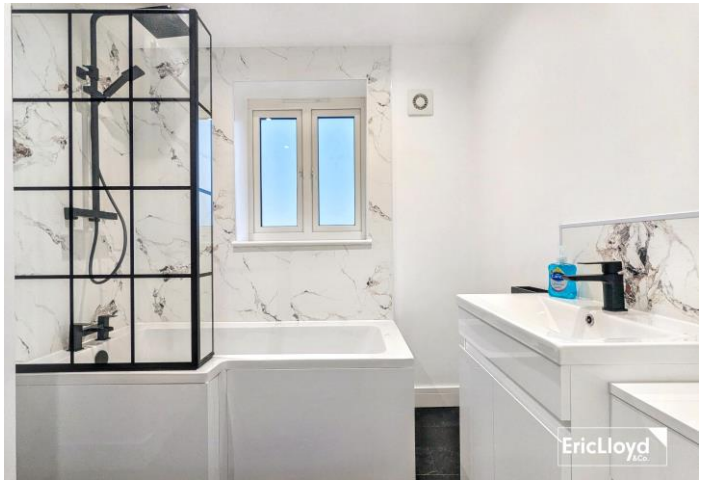
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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













ENERGY PERFORMANCE RATING: A

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

01803 852773
42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466
6 Churston Broadway, Broadsands TQ4 6LE
churston@ericlloyd.co.uk

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