

Guide Price £265,000 - £280,000

Cliff Road, Paignton,  
TQ4 6DG

A wonderfully spacious two bedroom ground floor apartment located within the highly desirable Roundham location. The property comprises of a welcoming entrance hallway, a spacious lounge/diner, kitchen through to conservatory, two double bedrooms, a family bathroom, rear gardens, garage, off road parking and basement. The property is perfectly located within easy reach of cafes and restaurants, Paignton beach and harbour, town, an array of shops, bus links, Roundham gardens and more. The property is being offered for sale with no onward chain!



**ENTRANCE HALLWAY** A uPVC double glazed front door opens into a bright inner hallway featuring a fitted storage cupboard, overhead lighting, thermostat heating control, a gas central heated radiator and doors leading to all principal rooms.

**LOUNGE / DINING ROOM** A well proportioned and light filled lounge/diner offering generous space for both relaxation and entertaining. Highlights include a feature electric fireplace, large double glazed bay window to the front, dual gas central heated radiators and a door opening onto the side porch.

**KITCHEN** A well appointed kitchen fitted with a range of base, drawer, and overhead units complemented by roll edged work surfaces. Includes a 1½ bowl stainless steel sink and drainer, a gas double oven with grill, four ring gas hob with extractor above and tiled splashbacks. Dual windows overlook the conservatory with a door providing direct access.

**CONSERVATORY** A versatile and bright space perfect as a quiet sitting area or sunroom, with uPVC double glazed windows and a matching door opening directly to the rear garden.

**BEDROOM ONE** A generously sized master bedroom situated at the front of the property, featuring a broad bay window, extensive built in wardrobes, a vanity wash hand basin and a gas central heated radiator.



**BEDROOM TWO** A spacious double bedroom offering views across to Paignton Pier. Includes a vanity wash hand basin, double glazed window and gas central heated radiator.

**BATHROOM** Fitted with a three piece suite comprising a panelled bath with overhead shower attachments, pedestal wash hand basin, and low level flush WC. Finished with tiled walls, an obscure double glazed window and a gas central heated radiator.

#### OUTSIDE

**REAR GARDEN** Designed for ease of maintenance the rear garden is laid predominantly to patio ideal for alfresco dining and outdoor entertaining. Steps lead down to the cellar with access continuing around to the front of the property.

**BASEMENT / CELLAR** A substantial basement offering excellent storage potential. Housing the fuse box, combination boiler, meters, overhead lighting and electrical points.

**PARKING** Generous off road parking is available to the front of the property suitable for multiple vehicles.

**GARAGE** A double garage with a metal up and over door, equipped with overhead lighting, a water tap and a courtesy door opening to an additional section of garden.

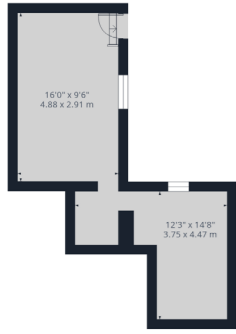
Address 'Cliff Road, Paignton, TQ4 6DG'

Tenure 'Freehold'

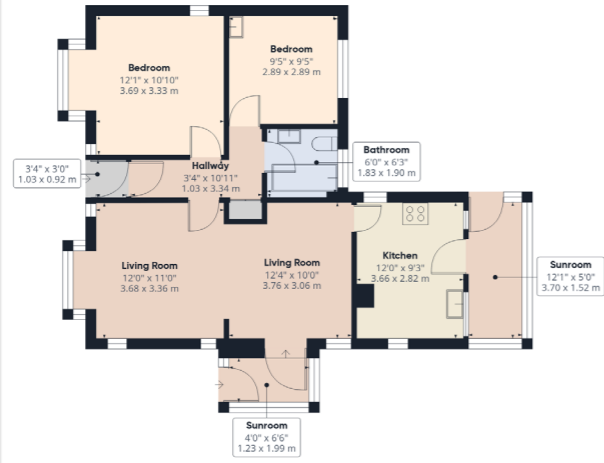
Council Tax Band 'C'

EPC Rating 'TBC'

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Floor 0 Building 1

