



Cleveland Road, Roundham

Price £125,000 Leasehold

# Flat 9, Coastline, Roundham, Paignton, TQ4 6EL

A top floor apartment located in the very popular Roundham area of Paignton with one bedroom, parking and offered with no forward chain. A great first time buy or investment purchase, however, would also make an ideal lock up and leave pied-a-terre.

Positioned in an excellent location in Roundham, close to Goodrington Beach, Paignton Town and Harbour is this apartment which benefits from private, off road parking and is chain free. The accommodation is arranged on one floor, off the well maintained communal hall, with your own front door opening into a hall with lounge, galley style kitchen, double bedroom and a bathroom. There is also a useful storage cupboard.

Externally there is a small area of communal patio to the rear and from here, you can enjoy far reaching vistas across the bay taking in the harbour, pier and Thatcher Rock in the distance.

The property offers easy access to the towns local amenities and there is a convenience shop nearby along with a selection of food outlets, pubs and seafood restaurants. Preston Sands, Paignton and Goodrington Beach are all within easy striking distance along with the green and pier. Nearby amenities also include a varied range of shopping facilities and amenities along with a main line railway and bus station. Finally there is easy access onto the ring road with direct routes onto the M5 at Exeter and beyond.

## Approach

Accessed across the front car parking area, there is an impressive period timber and glass door with intercom entry phone and post boxes, opening into

## Communal Hallway

With stairs rising up to the second floor. The communal areas have recently been carpeted and decorated and from the top landing, private front door to

## Hall

With doors to all rooms, radiator and entry phone system.

## Kitchen 9'5" (2.87m) x 5'2" (1.57m)

With borrowed light from the lounge and extractor fan. The kitchen comprises of a range of base and eye level units with roll edge worktops and tiled surround. Inset stainless steel sink with drainer to one side. Space and plumbing for washing machine and space and electric point for cooker. Wall mounted gas fired central heating boiler.

## Lounge 13'0" (3.96m) x 10'4" (3.15m)

Double glazed window to the front aspect. Radiator and telephone point.

## Bedroom 10'3" (3.12m) x 9'10" (3m)

A double room with double glazed window to the front aspect and radiator.



### Bathroom

Low level flush WC, panel bath with tiled surround and pedestal wash hand basin with tiled surround and shaver light above. Radiator. Door opening into a generous storage cupboard with light point.

### Outside

At the front of the property there is a car parking area along with a bin store with access to the rear parking area (where No.9 has a space). There is also a small area of patio with communal picnic table and bench. This rear enjoys the impressive and far reaching vistas across Paignton Harbour, the Bay, Paignton Pier and out to Torquay and Thatcher Rock in the distance.

### Agents Note

We understand that the property is leasehold, with a lease of 999 years from November 2014.

The service charge, which includes building maintenance and insurance is £50pcm with a peppercorn ground rent.

No holiday letting, however short and long term rental is allowed. No pets.

Council Tax Band: Band A



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Saunders & Lingard**  
estate agents



[www.saundersandlingard.co.uk](http://www.saundersandlingard.co.uk)



Saunders & Lingard Torbay and Saunders & Lingard Teignbridge (Ltd) wish to inform prospective purchasers that these sales particulars have been prepared as a guide only this includes all of the measurements and photographs. A detailed survey has not been carried out, nor have the services, appliances or fittings been tested. The agents have not had sight of the title documents so the buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.