



Carlton Manor, Roundham Road, Paignton

Leasehold £215,000



**WILLIAMS HEDGE**  
estate agents



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Beautifully presented | Enclosed Entrance Porch | Dining room | Kitchen | Lounge | Utility Room  
Ground floor shower room | First floor bathroom | Three bedrooms | Communal Gardens  
Popular location | Viewing highly recommended

Beautifully presented semi-detached home set in the popular Roundham area. The accommodation comprises dining room, kitchen, lounge, three bedrooms, utility room and shower room. Externally the property benefits from communal gardens a parking space.

### The Accommodation Comprises

**LOBBY** 6' 0" x 2' 10" (1.83m x 0.86m) Textured ceiling, coving, tiled flooring, radiator, door to

**DINING ROOM** 13' 11" x 9' 06" (4.24m x 2.9m) Textured ceiling, coving, large under stairs storage cupboard with light. Radiator, double doors to sitting room and archway to



**KITCHEN** 11' 0" x 9' 06" (3.35m x 2.9m) Matching wall base and drawer units with roll edge work surfaces over tiled splashbacks, textured ceiling, LED spotlights, inset stainless steel sink with mixer tap, matching drainer, built-in 4 ring gas hob with extractor above, built-in eye level double oven, integrated dishwasher and fridge freezer, under cupboard lighting, double glazed window, concealed wall mounted combination boiler, control for central heating system, door to



**UTILITY AREA** 9' 0" x 9' 0" max (2.74m x 2.74m) Double glazed window to the rear aspect, space and plumbing for washing machine, wall mounted cupboard, coat hanging space, radiator, tiled flooring, door to

**SHOWER ROOM** 5' 0" x 5' 0" (1.52m x 1.52m) Three piece matching white suite comprising low-level close coupled W.C, corner hand wash basin, corner shower with tiled walls, ladder style towel rail, tiled flooring and part tiled walls.



**SITTING ROOM** 17' 0" x 6' 09" (5.18m x 2.06m) Textured ceiling with coving, stairs leading to the first floor, double aspect room with uPVC double glazed window to the side and rear, double glazed double doors to the rear and opening to the garden, three radiators and TV aerial points.



**LANDING** Access to loft with pull-down ladder, part boarded and light, uPVC double glazed window to the side aspect, radiator, telephone point, doors to all bedrooms and bathroom

**BEDROOM 1** 14' 07" x 9' 06" including wardrobes (4.44m x 2.9m) Double aspect with uPVC double glazed windows to the side and front, mirror fronted wardrobes with sliding doors, radiator, television point.



**BEDROOM 2** 10' 01" x 9' 0" (3.07m x 2.74m) Double aspect with double glazed window to the side and rear, radiator, ceiling light point



**BEDROOM 3** 8' 02" x 10' 01" (2.49m x 3.07m) uPVC double glazed window to the rear, over stairs storage cupboard, radiator, ceiling light point.

**BATHROOM** 6' 0" x 6' 0" (1.83m x 1.83m) Three piece white suite comprising low-level close coupled WC, push button flush, hand wash basin, mixer tap, panelled bath with glass shower screen, textured ceiling, double glazed window to the side, radiator.



**OUTSIDE** Easy maintenance communal garden area enclosed with stonewalls raised decked traffic for alfresco dining. Outside space is accessed via the sitting room and by the utility room. There is an allocated parking space to the front of the property.

## TENURE

Leasehold 999 years from 2003 with 1/9 share of the freehold and of the Carlton Manor Management Company.

Maintenance £2,350 per annum from 6<sup>th</sup> June 2021 to include building insurance, maintenance of communal areas and grounds.



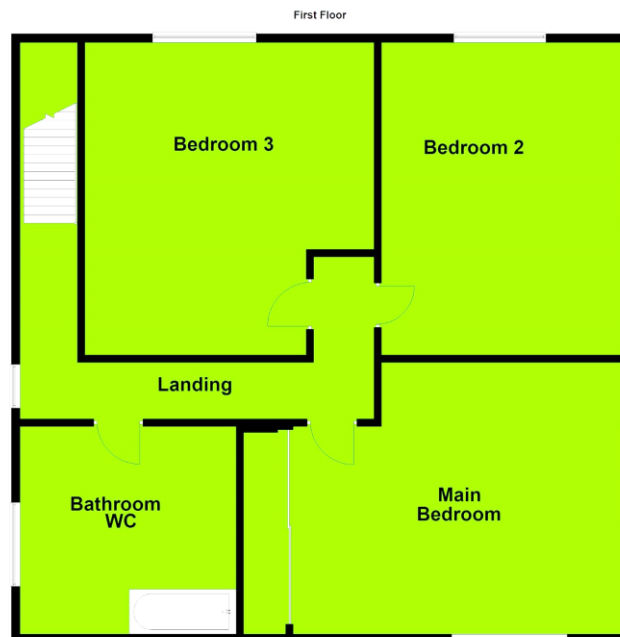
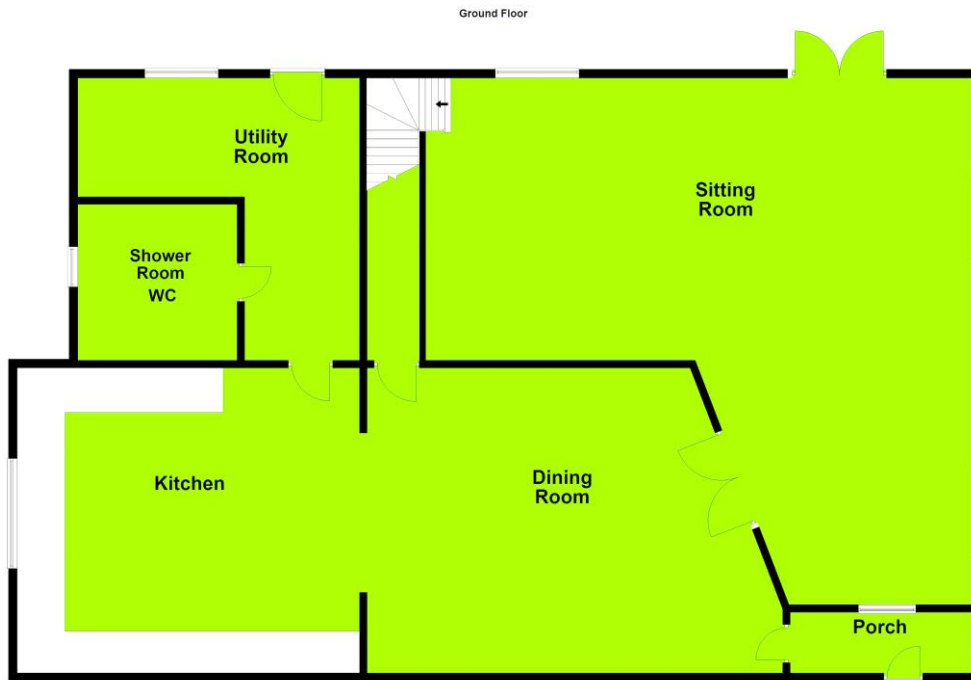
Age: Converted 2003 (unverified)	Postcode: TQ4 6EZ
Current Council Tax Band: C EPC Rating: C	Stamp Duty:*
Electric meter position: Side of property	Gas meter position: Outside main building
Boiler positioned: Kitchen/combi	Water: Rates
Loft: Ladder, light, part boarded, insulated	Rear Garden Facing: North

This information is given to assist and applicants are requested to verify as fact.

\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.



This Floorplan is not to scale and should only be used as a guide.



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. 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.

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