



Roundham Road, Paignton

Leasehold £179,950



**WILLIAMS HEDGE**  
estate agents



Tel: 01803 554322



## FLAT 1 CARLTON MANOR, 9 ROUNDHAM ROAD, PAIGNTON, DEVON TQ4 6EZ

Spacious Ground Floor Apartment | Sought-after Residential Location | Close to Goodrington Seafront and Paignton harbour | Communal Entrance | Hallway | Spacious Sitting/Dining Room Kitchen | Inner Hallway | Two Double Bedrooms | Four Piece Bathroom/WC | Gas Central Heating Double Glazing | Communal Gardens | Allocated Parking | Communal Bin Store

A spacious ground floor apartment in a sought-after residential location offering well presented accommodation, allocated parking and use of communal grounds. The apartment is located on the ground floor of a converted villa in the sought-after Roundham area and is approached from Roundham road via a long driveway with allocated parking for the apartment. A communal entrance with level access leads to the front door, once inside an entrance hall with large storage cupboard opens up into the spacious L-shaped sitting/dining room which has two double glazed sash windows to the front aspect. From here is access to the fitted kitchen and to an inner hallway which leads to 2 double bedrooms and a four piece bathroom/WC. The apartment is complimented throughout with UPVC double glazed windows and gas central heating. Outside are communal grounds, allocated parking and a communal bin store. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

### The Accommodation Comprises

Communal entrance with level access to apartment. Door to

#### **ENTRANCE HALL** 6' 6" x 3' 11" (1.98m x 1.19m)

Textured ceiling with pendant light point, consumer unit, radiator with thermostat control, secure door entry intercom, large storage cupboard with light point and shelving, door to

#### **OPEN PLAN SITTING/DINING ROOM** 22' 2" x 17' 5" (6.76m x 5.31m) maximum overall measurements

**Dining Area:** Coved ceiling with pendant light, wall light points, radiator with thermostat control, telephone point.



**Sitting Room:** Coved ceiling with pendant light points, wall light points, UPVC double glazed sash windows to front aspect, radiator with thermostat control, feature fireplace, TV connection point, door to inner hallway, door to



**KITCHEN** 10' 9" x 9' 5" (3.28m x 2.87m) Coved and textured ceiling with inset spotlights, UPVC double glazed sash window to rear aspect. Fitted kitchen comprising a range of base and drawer units with rolled edge work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap over, inset four ring gas hob with extractor over, complimentary tiled surrounds, matching eye level cabinets, space and plumbing for washing machine, integral fridge and freezer, integral dishwasher, cupboard housing the combination boiler.



**INNER HALL** 5' 9" x 3' 7" (1.75m x 1.09m) Coved and textured ceiling with light point, doors to

**BEDROOM ONE** 15' 10" x 9' 1" (4.83m x 2.77m) Coved and textured ceiling, pendant light point, UPVC double glazed sash windows to front aspect, radiator with thermostat control.



**BEDROOM TWO** 13' 3" x 11' 5" max (4.04m x 3.48m)  
 Coved and textured ceiling, pendant light point, UPVC double glazed window to side, radiator with thermostat control, UPVC obscure glazed door leading onto communal courtyard.



**BATHROOM/WC** 10' 5" max x 5' 7" (3.18m x 1.7m)  
 Coved and textured ceiling with inset spotlights, extractor fan, radiator. Four piece suite comprising a corner bath with shower attachment over, shower cubicle with sliding doors and electric shower, pedestal wash hand basin, WC, tiled walls, tiled floor, strip light and shaver socket.



**TENURE - LEASEHOLD**

999 year lease from 2003

1/9th share of freehold

Maintenance Charge - £2,330 per annum (as of June 2021) to include buildings insurance, maintenance of communal areas and grounds.

Management Company - Blenheims



Age: Converted 2003 (unverified)	Postcode: TQ4 6EZ
Current Council Tax Band: B EPC Rating: TBC	Stamp Duty:*
Electric meter position: Cupboard in main entrance hall	Gas meter position: Left of main entrance
Boiler positioned: Kitchen-combi	Water: Meter
Loft: N/A	Rear Garden Facing: N/A

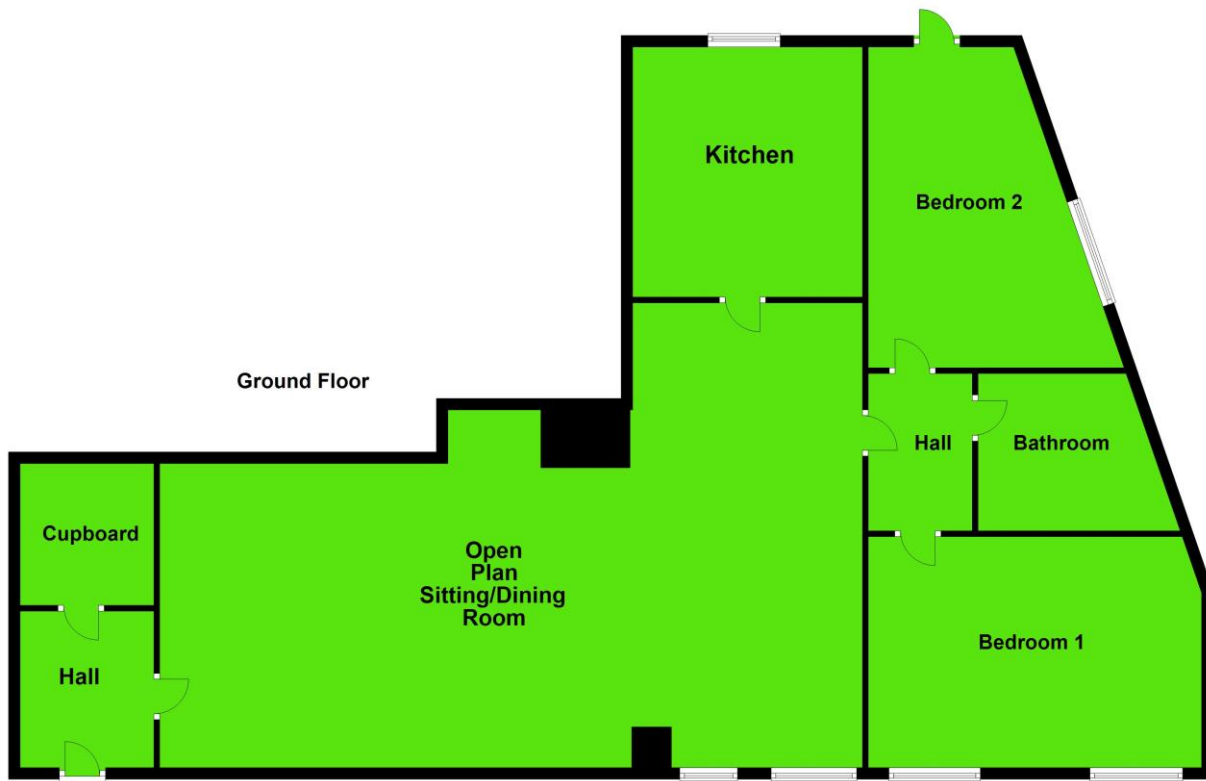
This information is given to assist and applicants are requested to verify as fact.

\*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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