



**Ridgewater**

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**3 Bedroom Apartment for Sale in Roundhill Road,  
Livermead**

**£215,000**

# FLOOR PLAN



**Approximate total area<sup>(1)</sup>**  
723.10 ft<sup>2</sup>  
67.18 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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# DESCRIPTION

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A three bedroom purpose built apartment, situated on the first floor of this small development and enjoying pleasant open views across the surrounding area towards Torbay. The apartment offers bright and spacious living accommodation with pleasant open views over the surrounding area towards Torbay. Roundhill Road is located in an elevated position in the sought after Livermead area with local shops, a primary school and amenities on the doorstep. There is easy access by road to both Torquay and Paignton town centres, local beaches and coastal walks are close by, while the scenic Cockington Village is a short walk away with Cockington Court offering open parks and woodland walks nearby.

Approached via a secure communal entrance with entry system, the spacious accommodation has a modern kitchen and bathroom. The lounge/dining room features doors opening onto the rear balcony offering a sunny aspect and enjoying the pleasant open views. There are two good sized double bedrooms and a third single bedroom ideal as a home office or guest bedroom.

A particular feature of the apartment is the the parking for two cars which comprises a garage and an open parking space to the rear of the building.

Internal viewing recommended to appreciate the size of accommodation the property offers.

**Please note** that the property is currently rented out at £920 per calendar month and can be sold as an investment with the tenants in place or sold with vacant possession.

## **Accommodation.**

Communal security entrance and hallway with stairs leading to the first floor landing.

Entrance door to the **Entrance Hall**. Entry phone. Storage cupboard. Night storage heater. Access to the loft space.

**Living Room** 16'11" x 11'5" (5.18m x 3.48m). Featuring a double glazed window and a double glazed door opening to the rear balcony and enjoying pleasant open views over the surrounding area. Night storage heater. Wood effect flooring. Coved ceiling.

**Balcony** with a glass and stainless steel guardrail surround enjoying widespread pleasant open views over the surrounding area towards the Bay.

A wide opening leads through to the

**Kitchen** 10'3" x 7'4" (3.13m x 2.26m). Fitted with a good range of wall and base units in a wood effect finish comprising cupboards and drawers with work surfaces over. Stainless steel sink unit. Tiled surrounds. Four ring electric hob with extractor hood over and a built in electric oven. Space for a fridge/freezer, plumbing for a washing machine and space for a tumble dryer. Built in storage/airing cupboard with shelving and housing a factory insulated hot water cylinder. Coved ceiling. Double glazed window to the front.

**Bedroom 1** 11'9" x 11'1" (3.60m x 3.39m). Wide double glazed window to the rear enjoying widespread pleasant open views over the surrounding area towards the Bay. Night storage heater. Range of fitted wardrobes.

**Bedroom 2** 12'4" x 8'6" (3.76m x 2.60m). Full height double glazed window to the front. Coved ceiling. Night storage heater.

**Bedroom 3/Office** 11'10" x 6'1" (3.61m x 1.88m). Double glazed window to the rear enjoying widespread pleasant open views over the surrounding area towards the Bay. Wall mounted electric heater.

**Bathroom/WC.** 6'2" x 5'5" (1.89m x 1.67m). Fitted with a white suite comprising a bath with a Mira electric shower over, close couple WC and pedestal wash basin. Part tiled walls. Tiled floor. Heated towel rail. Extractor fan. Obscure double glazed window to the front.

## **Outside.**

**Parking for two cars** which comprises **a garage and an open parking space** to the rear of the building.

Council Tax Band: C (£1,803.03 2022/23)

Energy Performance Rating Band D.

Tenure: Leasehold. Residue of a 999 year lease with approximately 949 years left. Each flat owner owns an eighth share of the freehold held by the management company.

Service Charge: £1,200 per year

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a

Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

# PHOTOS

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**Paignton Office**

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

**Tel:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

**Torquay Office**

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

**Call:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

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