



Breakwater House, The Roundhams - TQ4 6DN

Paignton

Guide Price **£325,000**

ABSOLUTE



Breakwater House

The Roundhams, Paignton

This stunning 2 bedroom terraced house offers a perfect combination of modern living and beautiful sea views. This beautifully presented 3 storey townhouse boasts ample living space for a comfortable lifestyle. The ground floor features a modern fitted kitchen with integrated appliances and elegant granite worktops, as well as a stylish lounge adorned with a charming wood burner. A convenient downstairs WC adds to the functionality of the property.

On the first and second floors you will find two spacious double bedrooms, providing plenty of room for relaxing and unwinding. The property also benefits from a modern shower room/WC, hardwood sash windows, and gas central heating. The superb sea views can be enjoyed from the privacy of your own home, adding a touch of tranquillity to your every-day life.

To the front of the property, a newly laid paved patio creates a welcoming outdoor area, enclosed by new wooden fencing and a front gate for added privacy and security. This space is ideal for enjoying a morning coffee or evening glass of wine.

For added convenience, the property also offers outside storage, perfect for housing wood and bins, as well as an outside water tap. Additionally, a small separate paved and decked area provides the perfect spot for a peaceful bench to enjoy the lovely sea views.



GARDEN

To the front of the property there is a newly laid paved patio which is enclosed by new wooden fencing and front gate. There is outside storage for wood and bins etc. Outside water tap. There is also a small separate paved and decked area being ideal for a bench as it enjoys the lovely sea views.

ALLOCATED PARKING

1 Parking Space

There is a block paved driveway with allocated parking for one car.



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The Roundhams, Paignton

The property is located in the highly desirable area of Roundham being only a short walk to Goodrington beach and all its amenities and the picturesque Paignton Harbour and sea front. There is a great choice of amenities at both beaches and you can also join the stunning coastal path towards Brixham or Torquay in the other direction. Paignton town centre has a good choice of shops, restaurants and regular bus services. There is a train station a short distance from the sea front which links to the mainline station in Newton Abbot. We strongly recommend an internal viewing of this individual and well presented property, to fully appreciate the accommodation and views on offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Stunning 3 Storey Townhouse
- Beautiful Sea Views
- 2 Double Bedrooms
- Downstairs WC
- Modern Fitted Kitchen With Integrated Appliances & Granite Worktops
- Stylish Lounge With Wood Burner
- Modern Shower Room/WC
- Hardwood Sash Windows & Gas Central Heating
- Level Front Garden & Allocated Parking

Council Tax Band C





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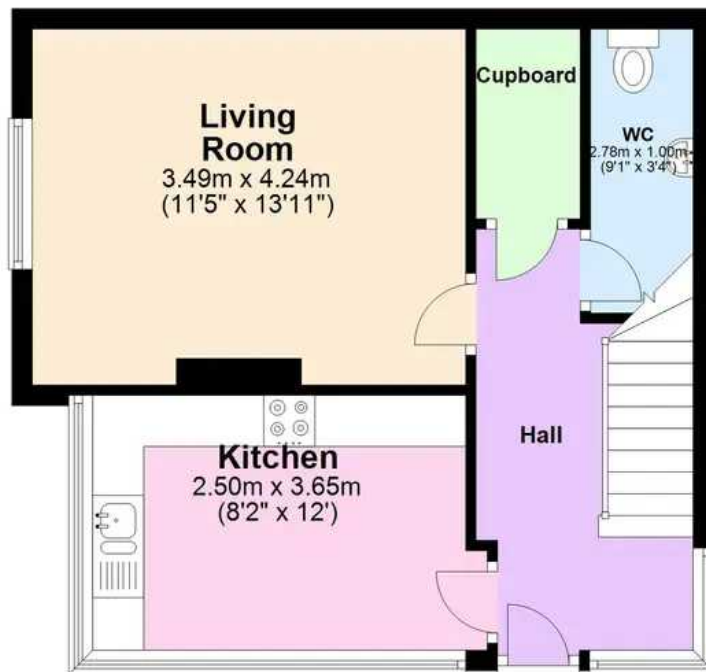
First Floor

Approx. 24.1 sq. metres (259.5 sq. feet)



Ground Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



Second Floor

Approx. 23.1 sq. metres (248.4 sq. feet)



Total area: approx. 85.0 sq. metres (914.6 sq. feet)

Approx.
Plan produced using PlanUp.





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