



Roundham, Paignton

4x  2x 

ENERGY
RATING
D64

- Video Walk-through Available
- Detached House
- 4 Bedrooms & Study
- En-Suite & Bathroom
- No Onward Chain
- Bathroom & Ground Floor WC
- Sitting Room, Garden Room & Dining Room
- Kitchen/Breakfast Room
- Garage & Driveway
- Front & Rear Gardens

Asking Price:
£495,000
FREEHOLD

4 Alta Vista Road, Roundham, Paignton, TQ4 6BZ



4 Alta Vista Road, Roundham, Paignton, TQ4 6BZ

A spacious versatile detached home in the sought-after Roundham area of Paignton. Residents benefit from close proximity to the peaceful Roundham Gardens and Goodrington Sands. This quiet conservation area offers a scenic lifestyle, close to the South West Coast Path, the picturesque Paignton Harbour, and the recreational spaces of Roundham Gardens & Young's Park. Residents benefit from a wealth of nearby amenities, including several popular restaurants and bistros, while the shops, supermarkets, and mainline railway station of Paignton town centre are all within a short, level walk.

The Accommodation:

Upon entering, you are greeted by a spacious entrance hall with stairs leading to the first floor and doors to dining room, kitchen, lounge and WC. The kitchen/breakfast room is designed with square-edge work surfaces, integrated appliances, and a built-in fridge-freezer and a large window with sea views, while a glazed door provides a convenient link to the rear patio. The triple aspect dining room has wood flooring and a deep box-bay window that captures views across the bay toward Torquay Harbour. The heart of the home features a well-proportioned sitting room, which seamlessly flows into a bright garden room. This versatile space, complete with matching wall lights and sliding doors, provides direct access to the rear gardens and leads into a private study, which features its own external entrance - perfect for home working. The flexible layout extends upstairs, where you will find four double bedrooms with the principal room benefiting from en-suite bathroom and walk in wardrobe. A family bathroom and a separate WC serve the remaining bedrooms, ensuring comfort and convenience for all. Several rooms enjoy delightful sea views, adding to the property's appeal.

Parking:

A single garage and a driveway offer generous off-road parking for multiple vehicles.

Gardens:

The property features level front and rear gardens, mainly laid to lawn and patio seating, meticulously maintained to provide attractive outdoor spaces for relaxation and recreation. The rear garden offers scope for extend subject to necessary consents.

Directions:

Leaving Newton Abbot take the third exit From the Penn Inn Roundabout onto the Devon Expressway heading towards Torbay, at the lights follow the road round to the right onto Hamelin Way. At the next roundabout take the second exit continuing towards Paignton, at the next roundabout take the second exit onto Maldon Way, at the next roundabout take the second onto the A380. At the next roundabout take the first junction onto Marldon Road, follow the signs to the sea front, when you reach Esplanade Road follow signs to the harbour, once you reach the roundabout take the first junction onto Roundham Road. Halfway up the hill the road merges to Alta Vista Road and the property can be found on the right hand side.



4 Alta Vista Road, Roundham, Paignton, TQ4 6BZ



Agents Notes:

Council Tax: Currently Band F

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

This property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 69 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.