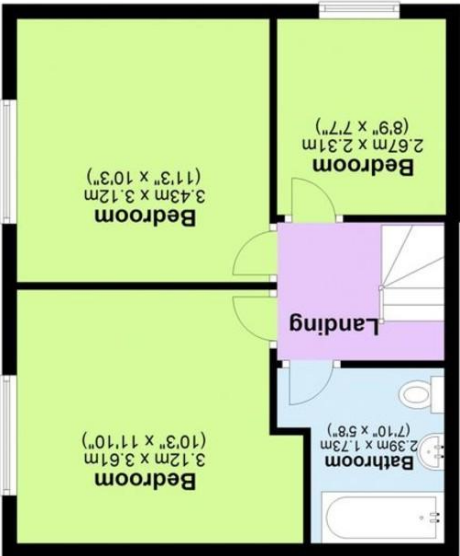




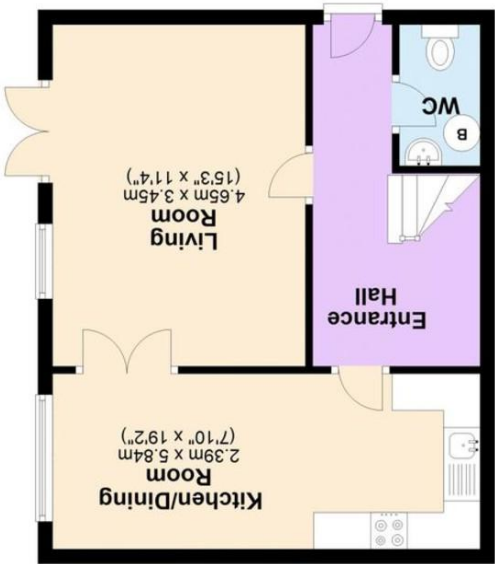
OFFICE  
49 Hyde Road, Paignton,  
Devon, TQ4 5BP  
01803 521111 | info@propertyladderdevon.com  
propertyladderdevon.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

			1-20	G
			21-38	F
			39-54	E
			55-68	D
			69-80	C
			81-91	B
			92+	A
82 B	82 B			



First Floor



Ground Floor

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## 6 SEAFORD SANDS

ROUNDHAM ROAD, PAIGNTON, TQ4 6DN

£1,100 PCM

A three bedroom Maisonette with private garden and a parking space to the front. Built 2016 this modern property offers accommodation comprising lounge, kitchen/dining, hallway and downstairs cloakroom on the first floor there are 3 bedrooms and a family bathroom. Within a few minutes walk to Goodrington park and the sandy beaches that make this a great location to live and enjoy Torbay.



ROUNDHAM ROAD

Terraced Maisonette | On a Small  
Select Developminet | A few minutes to  
the Beach | 3 Bedrooms | Lounge |  
Kitchen/Dining room | Downstairs  
Cloakroom | Family Bathroom | D/G &  
C/Heating | Courtyard & 1 Allocated  
Parking Space



ACCOMMODATION

Entrance door.

ENTRANCE HALLWAY

Stairs rising to the first floor. Doors to :-

CLOAKROOM

Double glazed window. Low level WC. Wash hand basin.

LIVING ROOM

15' 3" x 11' 11" (4.65m x 3.65m) Coving to ceiling.  
Double glazed window and double doors looking out  
over and leading out onto the garden area. Central  
heating radiator. Smoke alarm. Door leading to :-

KITCHEN/ BREAKFAST ROOM

19' 1" x 7' 10" (5.84m x 2.39m) Coving to ceiling.  
Double glazed window. Fitted with a range of modern  
wall and floor mounted units with rolled edge work  
surfaces and upstands. Fitted oven, hob and cooker  
hood. Downlighters. Breakfast bar. Central heating  
radiator.

FIRST FLOOR LANDING

Doors to principal rooms.

BEDROOM 1

11' 10" x 10' 2" (3.61m x 3.12m) Coving to ceiling.  
Double glazed window. Central heating radiator.

BEDROOM 2

11' 3" x 10' 2" (3.43m x 3.12m) Coving to ceiling.  
Double glazed window. Central heating radiator.

BEDROOM 3

8' 9" x 7' 6" (2.67m x 2.31m) coving to ceiling. Double  
glazed window. Central heating radiator.

BATHROOM

White suite comprising pedestal wash hand basin, low  
level WC and bath with fitted shower and screen over.  
Part tiled walls. Wall mirror. Extractor fan. towel  
radiator. Downlighters.

OUTSIDE

Small enclosed courtyard garden with paviored patio  
and close board fencing. 1 allocated Parking Space.

AGENTS NOTES

All mains services connected. Council Tax Band C. 1  
Allocated parking space. Initially offered on a 12 month  
AST basis. To move in you will need good all around  
references including credit and current landlords plus 1  
Months Rent of £1100 and a Deposit of £1269.23. To  
reach affordability you will need to show an income of  
circa £33,000 per annum. Open reach says that Ultra  
Fast fibre Broadband is available in the street.

ROUNDHAM ROAD

