

## *The Accommodation*

- SPACIOUS TOWN HOUSE WITH ACCOMMODATION ON 3 FLOORS
- ENTRANCE HALLWAY
- DOWNSTAIRS CLOAKROOM
- KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- LOUNGE WITH DOOR TO REAR GARDEN
- 3 DOUBLE BEDROOMS (2 EN-SUITES)
- BALCONY
- FAMILY BATHROOM & WC
- BOILER ROOM/POTENTIAL OFFICE/STUDY
- GAS CENTRAL HEATING
- PVCU DOUBLE GLAZING
- PRIVATE LEVEL REAR GARDEN
- ALLOCATED PARKING FOR 2 CARS
- POPULAR RESIDENTIAL AREA
- INTERNAL VIEWING RECOMMENDED

DBN4534



## *Brief Description*

Situated in the popular area of Roundham with the harbourside and Paignton sea front close at hand, with its beautiful beaches and promenade. Within easy reach of Paignton town centre, with good transport links via Paignton bus and train stations. There are also a number of shops and amenities in the town centre.

This superb property is set in the popular development in Roundham of "Ambassador House", which was built in 2003. The spacious and deceptive accommodation is laid over three floors and briefly comprises entrance hallway, downstairs cloakroom, kitchen/dining room with integrated oven, hob, fridge/freezer, washer/dryer and dishwasher, good sized lounge with access to own private rear garden, 3 double bedrooms (2 of which have en-suite shower rooms and one having a balcony). There is also a room housing the boiler/tank which could be utilised as a small office/study. There are also two allocated parking spaces.

Internal viewing highly recommended.

TENURE: Leasehold. 999 years Lease from 29th September 2002.

Own 1/18th share of 'Ambassador House Management Co Ltd'.

Annual Maintenance Charge £880 p.a. until August 2017 (to cover insurance, gardening, external, satellite and repairs and maintenance).



*SPACIOUS AND DECEPTIVE  
3 DOUBLE BEDROOMED  
TOWN HOUSE IN  
EXECUTIVE  
DEVELOPMENT IN  
ROUNDHAM*





### Energy Efficiency Rating

Very energy efficient - lower running costs

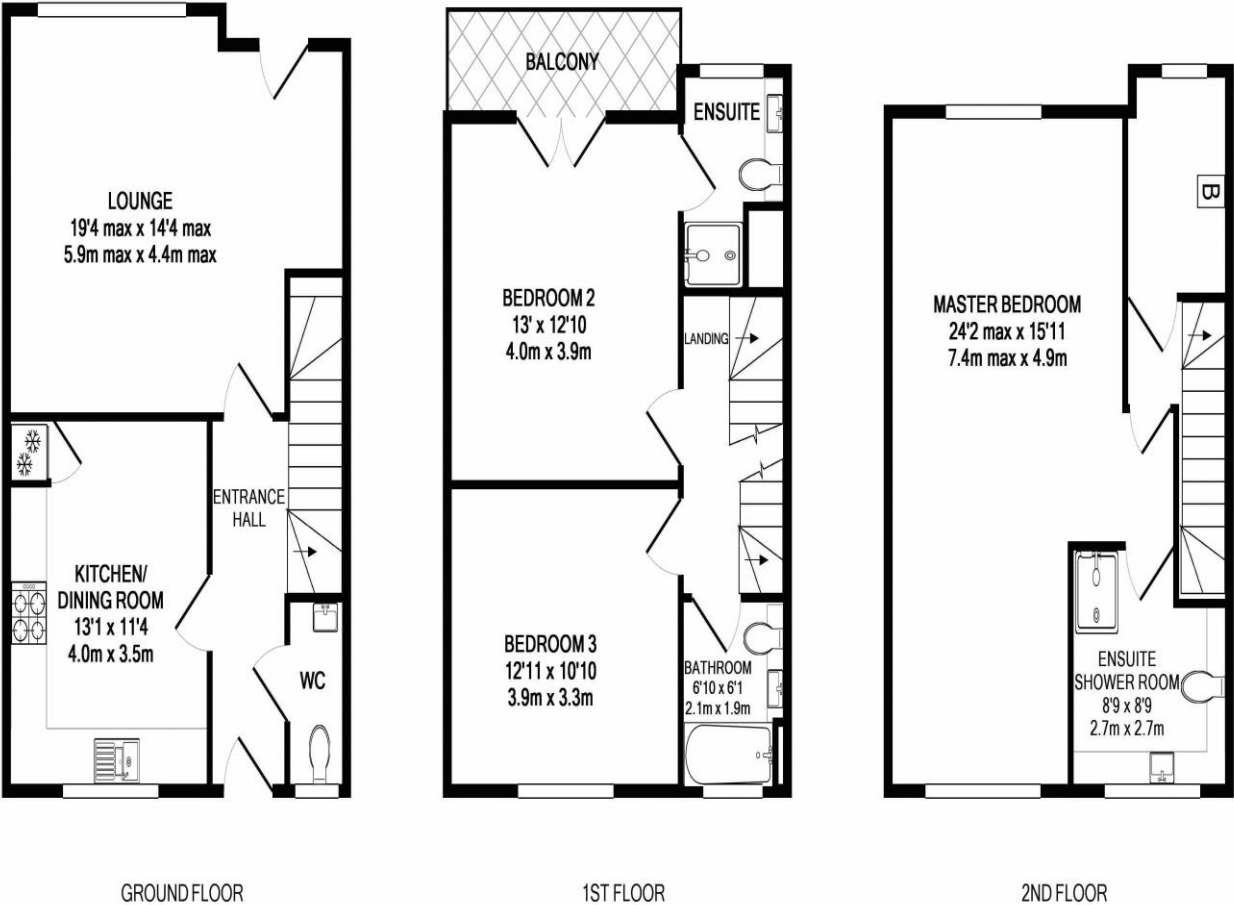
(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G

Not energy efficient - higher running costs

Current	Potential
75	87

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