
SAN BRELADE

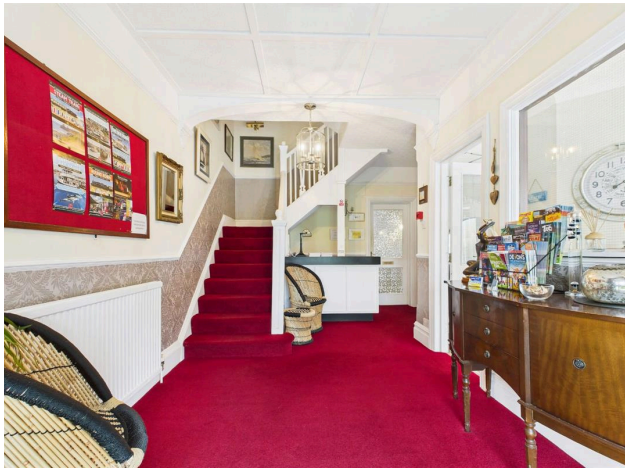
SUMMARY

Prime Roundham Setting near Goodrington Sands | Substantial 9-Bedroom Semi-Detached Property | Self-Contained 2-Bedroom Top-Floor Apartment | Broad Driveway with Ample Off-Street Parking | Front & Rear Gardens with Patio & Terrace | Commercial Kitchen for Catering Ease

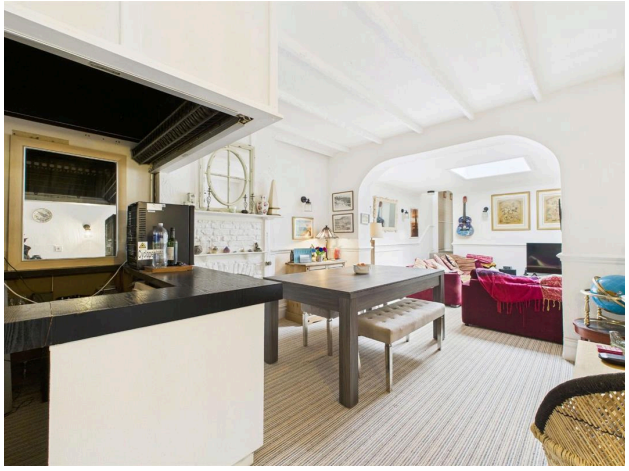
Visit our website for the current price:
www.danielhobbin.uk/P-RS0795/

Address:	Alta Vista Road, Roundham, Paignton, TQ4 6DB
Property type:	Semi-Detached House
Tenure:	Freehold
Council tax band:	A
Bedrooms:	9
Bathrooms:	7
Receptions:	5
Parking:	✔
Garden:	✔













DANIEL HOBBIN
Estate Agents

Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.

After your viewing, how did we do?

We'd love to hear about your experience with us.

Scan to leave a Google review.

Open your camera & scan

DESCRIPTION

Enjoying a prime setting on Alta Vista Road, mere moments from Goodrington's golden sands and within a few minutes' walk of Paignton Harbour and the picturesque Fairy Cove, this substantial and tastefully presented nine-bedroom semi-detached residence is situated in Paignton's coveted Roundham area.

While currently operating as a guest house, the locality is predominantly residential in character. The setting is ideally suited to a substantial family home, with an internal layout that equally lends itself to income generation or flexible multi-generational living. At present, the rear ground floor is owner-occupied, the remainder trades as a guest house, and the top floor comprises a self-contained two-bedroom apartment.

An impressive frontage introduces the property, with a picturesque lawned garden dotted with greenery and palm trees. Enhancing the approach, a broad driveway and parking area afford plentiful off-street parking.

To the side, a patio gives way to the rear garden for easy outdoor enjoyment.

Council Tax Band: A (Torbay Council)
Tenure: Freehold
Parking options: Driveway
Garden details: Front Garden, Rear Garden, Terrace
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: ADSL, Cable, FTTC

Prime Roundham Area, Moments from the Seafront: Situated on Alta Vista Road in the highly desirable Roundham area, this address enjoys prime access to Paignton's coastline. Goodrington Beach, Young's Park and Roundham Head are only a few hundred yards away, while Paignton Harbour and the main seafront lie approximately a quarter of a mile from the property.

Paignton itself, part of South Devon's English Riviera, provides a vibrant town centre nearby, featuring a wide choice of shops, cafés, restaurants and bars. Excellent transport connections include Paignton train station and numerous bus services within easy walking distance, ensuring convenient travel to Torquay, Brixham and wider destinations.

The location is ideal for coastal leisure, with level promenade walks and access to the beaches at Goodrington Sands and the picturesque Fairy Cove. Harbourside venues and amenities at Young's Park further enhance the lifestyle on offer, placing your day-to-day needs and recreation within easy reach.

Ground Floor: Owner's Suite & Guest Areas: Currently arranged with the owners' accommodation to the rear, the ground floor provides two double bedrooms (one with en-suite), two reception rooms and a conservatory/sun room, together with a commercial-grade kitchen. To the front, the principal entrance opens up to a welcoming reception lobby with staircase rising to the first floor, a guest dining room featuring a walk-in bay window to the front aspect, and a well-appointed double guest bedroom with en-suite facilities.

First Floor Guest Accommodation: The first floor provides four well-proportioned double bedrooms arranged as guest accommodation. To the front, Guest Room Three enjoys a delightful walk-in bay with seating, framing attractive views across Paignton's seafront and pier. Adjacent, the generously sized Guest Room Four also faces the front aspect and benefits from a large, contemporary en-suite. Positioned at the rear, Guest Rooms One and Two are both of generous proportions and feature private en-suite facilities.

Self-Contained Two-Bedroom Apartment: Accessed via a staircase from the first floor, the top floor is arranged as a self-contained two-bedroom apartment, ideal for independent relatives or longer-term guests. The accommodation comprises a kitchen/diner enjoying sea views, two double bedrooms (one with a coastal outlook), and a well-appointed shared shower room.



GROUND FLOOR



1ST FLR GUEST ACCOMM.



2ND FLR SELF-CONT'D APT

Approximate total area(1)

278 m²

2992 ft²

Reduced headroom

5.4 m²

58 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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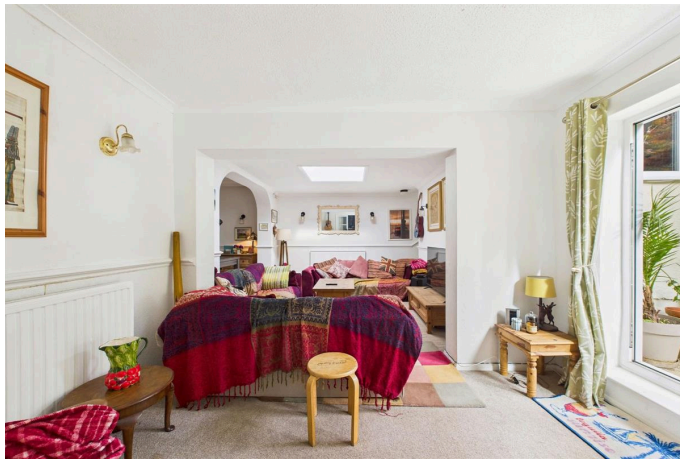

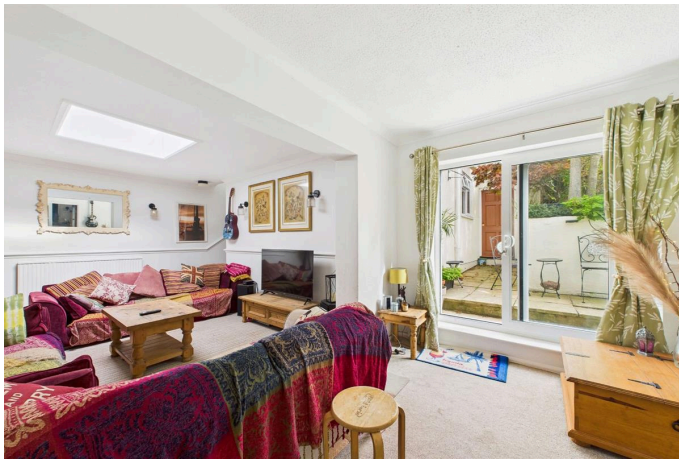



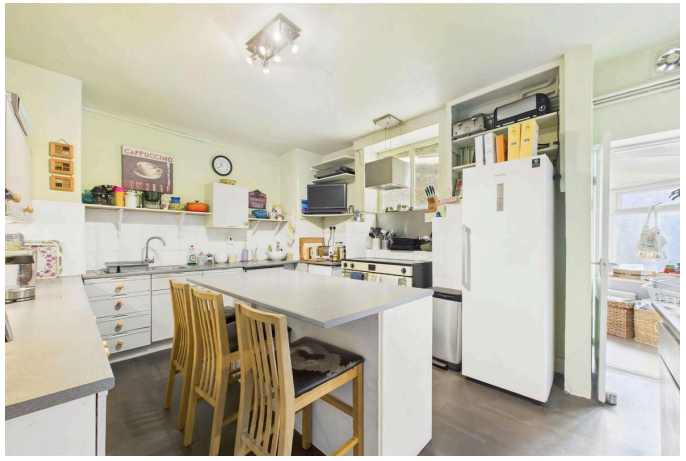
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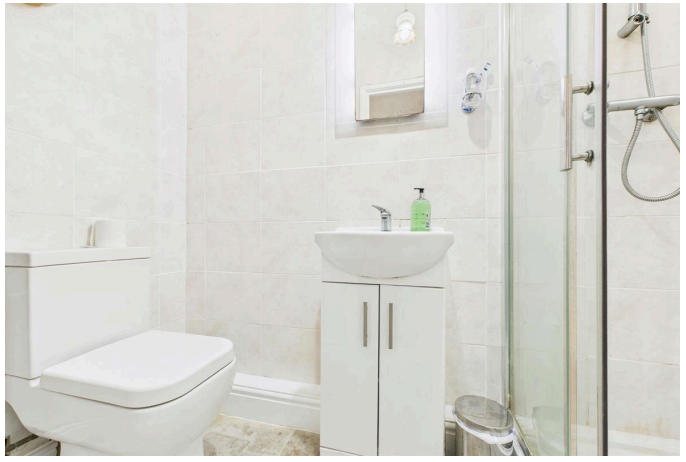



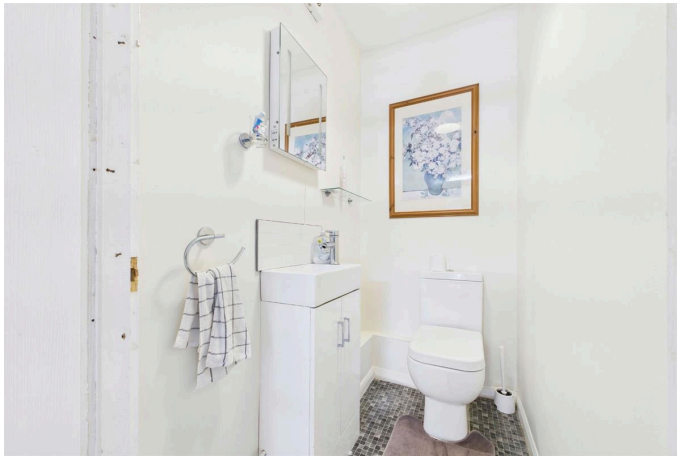



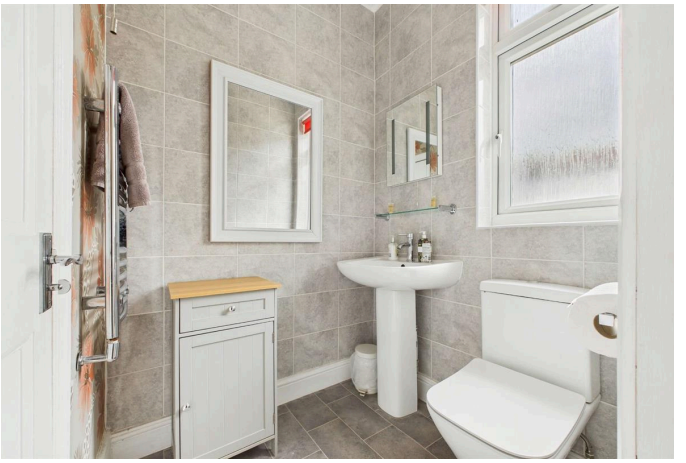



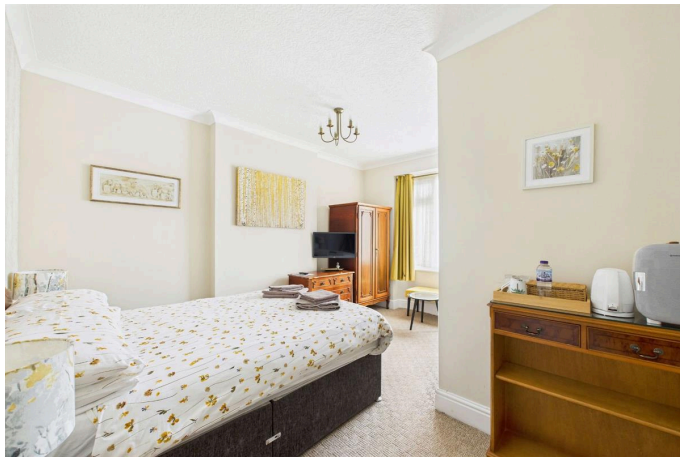
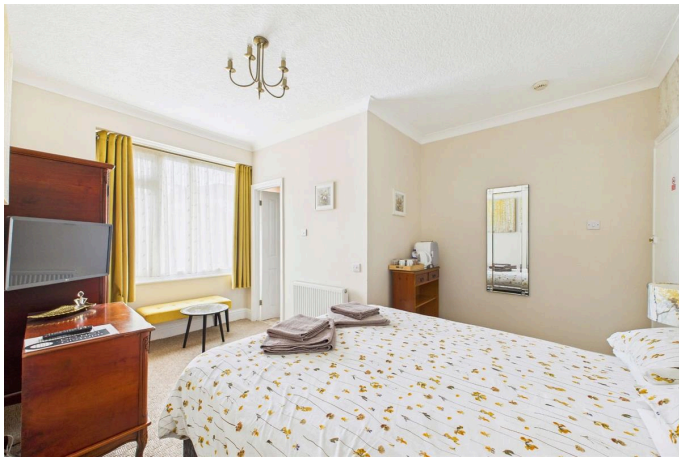
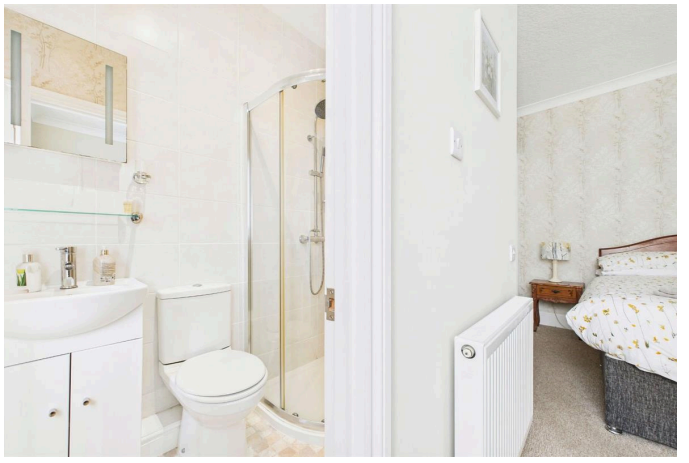

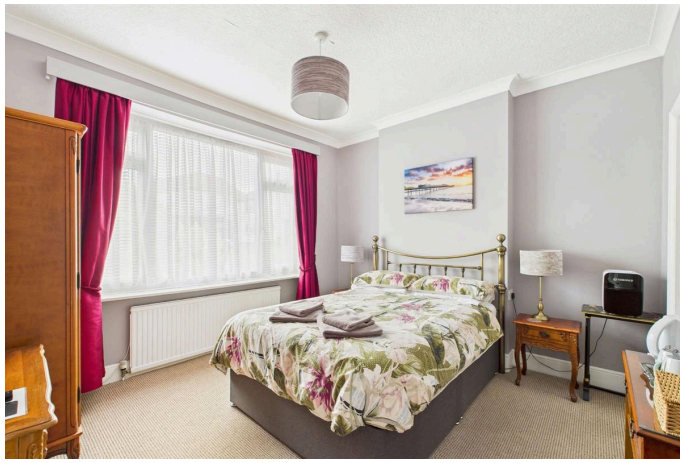
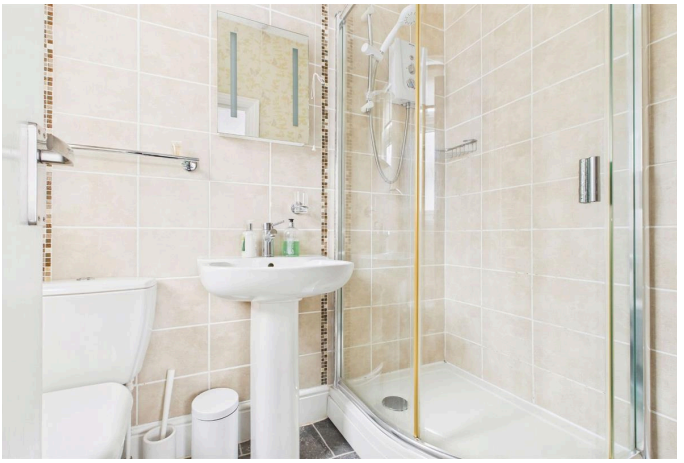





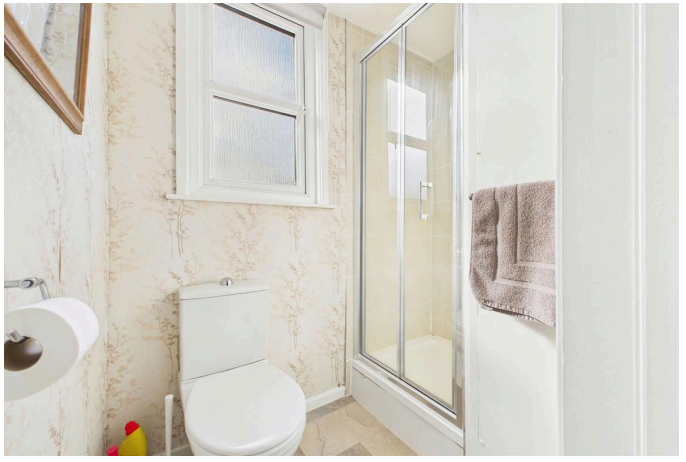



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