



Connells

Flat 1 York Road
Paignton



Property Description

One bedroom ground floor flat which is being sold with no chain. Located within close proximity to Paignton town centre.

There is a local shop within walking distance and a bus route into Paignton. Whilst the property does need some updating it would offer a great first time buy or as a buy to let investment.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Accommodation

Accessed from the rear of 48 York Road. A uPVC double glazed entrance door leads directly into the kitchen.

Kitchen

8' 10" max x 8' 3" max (2.69m max x 2.51m max)

Matching wall and base units with work-surface over and tiled splashbacks. Stainless steel sink and drainer. Integrated electric oven, four ring gas hob and canopy hood above. Space and plumbing for a washing machine, space for a free-standing fridge/freezer and opening into the inner hallway.

Inner Hallway

Textured ceiling, gas fired central heating radiator, built-in airing cupboard housing the hot water cylinder. Door into the lounge.

Lounge

12' 1" max x 11' 9" into recess (3.68m max x 3.58m into recess)

Coved ceiling, uPVC double glazed door leading out to the rear courtyard. Gas fired central heating radiator, dado rail, feature fireplace with decorative mantel over and recesses to either side. Door leading into the bedroom.

Bedroom

13' into bay x 11' 7" into recess (3.96m into bay x 3.53m into recess)

uPVC double glazed bay window over-looking the front aspect. Gas fired central heating radiator, built-in airing cupboard.

Bathroom

Three piece suite comprising of a bath, low level WC and pedestal wash hand basin. uPVC obscure double glazed window, tiled splashbacks and gas fired central heating radiator.

Outside

To the rear of the property is off road parking for one car which leads to a courtyard garden.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

view this property online [connells.co.uk/Property/PGN311464](https://www.connells.co.uk/Property/PGN311464)

This is a Leasehold property with details as follows; Term of Lease 99 years from 20 Dec 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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