



**Connells**

Adelphi Mansions Adelphi Road  
Paignton





## Property Description

Conveniently positioned just a stone's throw away from Paignton beach, this two-bedroom apartment resides in the sought-after location of Adelphi Mansions, offering a prime opportunity for renovation and personalisation. With modernisation required throughout, this property presents the perfect canvas for someone to truly make it their own.

Situated in the heart of Paignton, residents will enjoy easy access to shops, beach walks, and local transport links, making it a convenient and desirable place to call home. The property, which is freehold, boasts a spacious lounge with private balcony, dining room, and kitchen, providing ample space for both relaxation and entertaining guests.

Two double bedrooms offer comfortable accommodation, while a shower room with a cloakroom adds practicality to the layout. With no onward chain, this apartment offers an enticing prospect for those ready to embrace the opportunity to create their dream coastal retreat in the vibrant surroundings of Paignton.

## 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 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 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

uPVC entrance door leading to first floor

## Hallway

Doors off to principle rooms

## Lounge

16' max x 13' 1" max ( 4.88m max x 3.99m max )

Double aspect doors leading out onto balcony and side aspect window. Tiled fireplace, wall lighting, t.v point and power points.

## Dining Room

9' 5" max x 9' 4" max ( 2.87m max x 2.84m max )

Side aspect uPVC double glazed window. parquet flooring and Serving hatch.

## Kitchen

11' 9" max x 7' 7" max ( 3.58m max x 2.31m max )

Rear aspect double glazed obscure door, uPVC double glazed window rear aspect. Kitchen comprising of matching wall base and draw units. Built in cupboards, rolled edge work surfaces with stainless steel sink unit, space for fridge freezer, plumbing for washing machine

## Shower Room

Rear aspect uPVC double glazed obscure window. Suite comprising of Shower cubicle with wall mounted electric shower, pedestal wash hand basin, part tiled walls and radiator.

## Cloakroom

Rear aspect double glazed obscure window. Low level wc, wash hand basin and part tiled walls.

## Bedroom One

14' 1" max x 14' 4" max ( 4.29m max x 4.37m max )

Front aspect double glazed window, built in wardrobes, power point and radiator.

## Bedroom Two

Rear aspect double glazed window, Built in wardrobes, power points and radiator.

## Outside

Front and side gardens with parking at the rear of property











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/PGN311721](http://connells.co.uk/Property/PGN311721)**



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