



Connells

Southfield Avenue
Preston Paignton



Property Description

This charming three-bedroom detached family home is located in a highly sought-after area of Preston. Having been a cherished family residence for many years, this property offers a unique opportunity for new owners to make their own mark. Upon approach, you'll find a spacious driveway with ample parking, a neat lawn, and a garage. Double-sided access leads you around to the rear of the property, adding to the home's practicality and appeal.

Entering the home, you are welcomed into a bright lounge featuring a bay front aspect, filling the space with natural light. The kitchen retains its original charm with a serving hatch, which leads to the bay-fronted dining room, perfect for family meals and gatherings. Upstairs, the home boasts three generous double bedrooms, each providing ample space for comfort and personalisation. The family bathroom is conveniently located to serve all three bedrooms.

The outside of the property features a very large, private garden, offering immense potential. This space is a blank canvas for creating a beautiful outdoor retreat, whether you envision lush landscaping, a play area for children, or an entertaining space for summer barbecues.

This property is not just a house but a potential home where new memories can be created. Its prime location in Preston, combined with the opportunity for customization, makes it a fantastic find for any family looking to settle down and create a personalised haven.

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.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Accommodation

Entrance door leading into

Entrance Hallway

Stairs to first floor landing, built in storage cupboards with overhead cupboards, radiator and doors leading to principal rooms.

Lounge

17' 6" max x 11' 5" max (5.33m max x 3.48m max)

uPVC double glazed windows to the front and side aspects, uPVC double glazed sliding patio doors to the rear aspect, coving, double radiator and power points.

Kitchen

10' 5" max x 8' 5" max (3.17m max x 2.57m max)

uPVC double glazed windows to the front and rear aspects, matching wall, base and drawer units, 11/2 sink and drainer with mixer tap over, pantry, part tiled walls, serving hatch and door leading to

Utility Area

uPVC obscure double glazed door to the side aspect.

Dining Room

15' 2" into bay x 11' 4" max (4.62m into bay x 3.45m max)

uPVC double glazed bay window to the front aspect, coving, feature fireplace, radiator, power points and serving hatch.

Downstairs Cloakroom

uPVC double glazed window to the side aspect, low level wc, wall mounted wall basin and part tiled walls.

First Floor Landing

Loft access, airing cupboard housing hot water tank and doors leading to principal rooms.

Bedroom One

17' 5" max x 11' 1" max (5.31m max x 3.38m max)

uPVC double glazed windows to the front and rear aspects, coving and power points.

Bedroom Two

11' 4" max x 15' 2" into bay (3.45m max x 4.62m into bay)

uPVC double glazed window to the front aspect, coving and power points.

Bedroom Three

10' 1" max x 8' 8" max (3.07m max x 2.64m max)

uPVC double glazed window to the rear aspect, coving and power points.

Bathroom

uPVC obscure double glazed window to the rear aspect, coloured suite comprising low level wc, pedestal wash hand basin, panel enclosed bath, fully tiled walls, wall mounted electric shower and extractor.

Garage

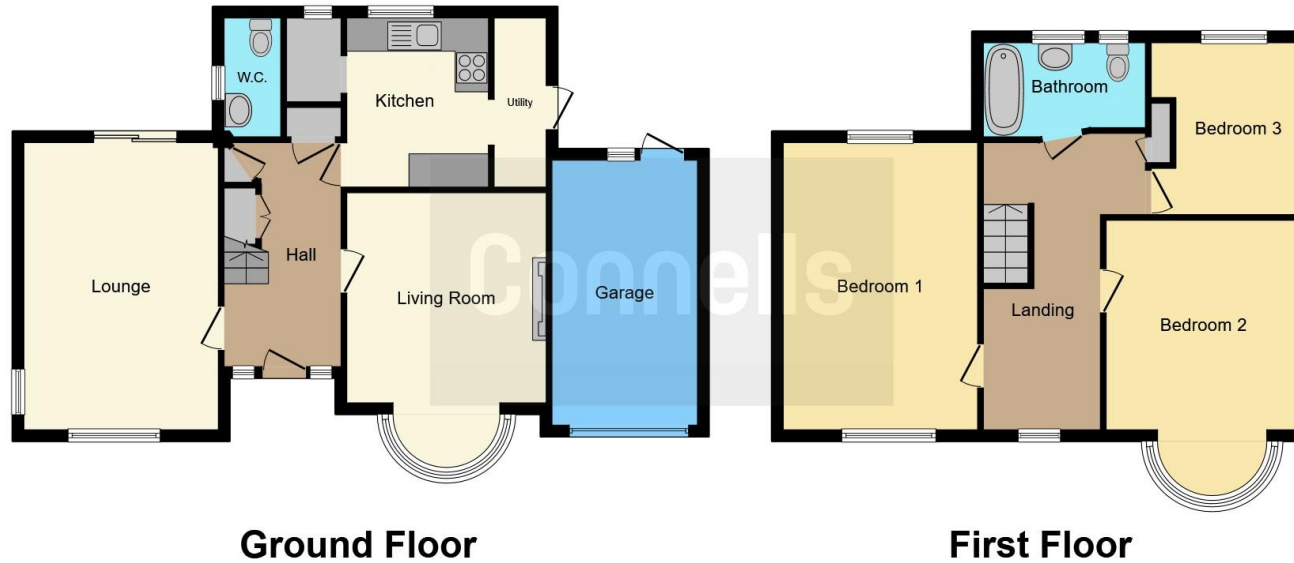
15' max x 8' 2" max (4.57m max x 2.49m max)

uPVC obscure double glazed door to the rear aspect, up and over door, electric fuse box, power points and lighting,









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

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EPC Rating: E

Tenure: Freehold

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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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