



Connells

Primley Park
Paignton



Property Description

Perfectly located in a desirable position, the property enjoys exceptional sea views over Torbay. The local schools are easily accessible and Paignton town centre is close by. The front of the property has been landscaped to make it as easy to maintain as possible and to enjoy the spectacular sea views. The property has a side extension being which is almost completed. There is also a lower ground floor space that has been converted with the intention of being an additional living space/annexe. We understand that the works have been completed up to a point and would need to be signed off by the relevant authorities when completed. Internally the property has a ground floor living room, kitchen/dining room, family bathroom, bedroom one with an en suite shower room and two further bedrooms. The loft has been converted and has a staircase up to it. We are informed that the loft hasn't been completed with any permissions/regulations and would have to be used as a loft room. The rear garden has been landscaped and has a lovely lawn leading to a decked seating area. There is also a rear gate leading to Primley Woods, which are perfect for keen dog walkers. Offered with no onward chain, you have to view this incredible home to appreciate all that it has to offer.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 doorway leading into

Hallway

Stairs to the first floor landing, understairs storage cupboard, radiator, power points, and doors leading to principal rooms.

Lounge

15' 7" max x 12' 2" max (4.75m max x 3.71m max)

uPVC double glazed windows to the front and side aspects, tv point, power points, radiator, feature travertine wall and solid american dark walnut flooring.

Kitchen

12' 3" max x 12' 1" max (3.73m max x 3.68m max)

uPVC double glazed window to the side aspect, uPVC sliding patio doors to the rear aspect, matching wall, base and drawer units, rolled edge worksurfaces, space for dishwasher, range oven with seven burners and extractor over, splashback, part tiled walls, pull out larder units, space for american fridge freezer, plumbing for washing machine, space for tumble dryer, single drainer stainless steel sink unit with mixer tap over, power points, under cupboard lighting and ceramic flooring.

Bedroom One

12' 9" max x 9' 8" max (3.89m max x 2.95m max)

uPVC double glazed window to the front aspect, tv point, power points, radiator and door leading through to

En-Suite

Shower cubicle with electric wall mounted shower, low level wc, vanity unit with mixer tap over, chrome towel rail, tiled walls and tiled flooring.

Bedroom Two

12' 6" max x 8' 9" max (3.81m max x 2.67m max)

uPVC double glazed window and french doors to the rear aspect, sliding mirrored wardrobes, power points and radiator.

Bedroom Three

9' 9" max x 7' 8" max (2.97m max x 2.34m max)

uPVC double glazed window to the front aspect, loft access, tv point, power points and radiator.

Loft Room

Velux skylight, eaves storage and storage cupboards.

Family Bathroom

uPVC obscure double glazed window to the rear aspect, ceiling spotlights, jacuzzi bath tiled enclosed bath with wall mounted shower, vanity unit with mixer tap over, low level wc, fully tiled walls and tiled flooring.

Potential Annexe

uPVC double glazed window, power points, tv point and door leading to

Storage Room

8' 7" max x 7' 7" max (2.62m max x 2.31m max)

Outside

To the front has driveway parking for two vehicles.

The rear garden has terraced areas. Entry to Primley woods. Decked areas.

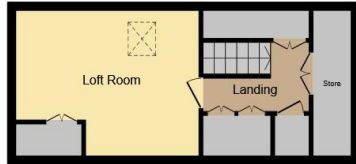








Lower Ground Floor



First Floor



Ground Floor



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: D

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Tenure: Freehold



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