



Connells

The Gurneys
PAIGNTON



Property Description

Three-Bedroom Home in the Heart of Paignton - A Fantastic Opportunity

Connells is delighted to bring to the market this three-bedroom home, ideally located within walking distance of Paignton's vibrant town center. With its bustling atmosphere, excellent restaurants, shops, schools, and transport links, this property offers the perfect balance of convenience and lifestyle.

Although modernization is required throughout, this home presents a fantastic opportunity for first-time buyers looking to create their dream home or investors seeking a property with great potential. With no onward chain, the buying process is straightforward, making it an attractive choice for those eager to move quickly.

Act Fast - Don't Miss Out!

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.

Location

One of the best features of this home is its superb location. Paignton is a popular seaside town with a strong sense of community and excellent local amenities. Living here means you'll have easy access to:
Shops & Supermarkets - A variety of stores are just a short walk away, making shopping

effortless. Restaurants & Cafés - Whether you enjoy fine dining, cozy cafés, or quick takeaways, Paignton offers a fantastic selection of eateries. Schools - A great choice for families, with well-rated primary and secondary schools nearby.

Transport Links - The property is well-connected with bus routes and a nearby train station, making commuting or traveling further afield easy.

Beaches & Green Spaces - Paignton's beautiful seafront, parks, and open spaces are all within reach, perfect for relaxation and outdoor activities.

Entrance & Living Spaces

As you step into the home, you are welcomed by a bright and airy lounge. Large windows allow plenty of natural light to fill the room, creating a warm and inviting atmosphere.

While the décor may need updating, the space itself is well-proportioned and versatile. Whether you envision a modern, sleek living room or a cozy, traditional space, this room serves as a fantastic blank canvas to bring your ideas to life.

Second Reception Room - Ideal for Dining or Entertaining

Moving further into the home, you'll find a second reception room, which is currently used as a dining area. This space is incredibly versatile and could be:

- o A formal dining room for hosting family and friends.
- o A second lounge or a home office.
- o A playroom or study area.

The large windows overlook the level rear garden, adding to the bright and open feel of the space. With a few cosmetic improvements, this room could become a stylish and comfortable part of the home.

Kitchen

The kitchen, located at the rear of the property, is functional but would benefit from modernization. The space provides ample storage and workspace, and with some updates, it could be transformed into a modern and efficient kitchen.

Bedrooms & Bathroom

Heading upstairs, you'll find three generously sized double bedrooms-a rare and valuable feature.

Master Bedroom - A bright and spacious room with plenty of space for a king-sized bed and additional furnishings.

Second Bedroom - Another well-proportioned double room, ideal for a guest room, children's room, or home office.

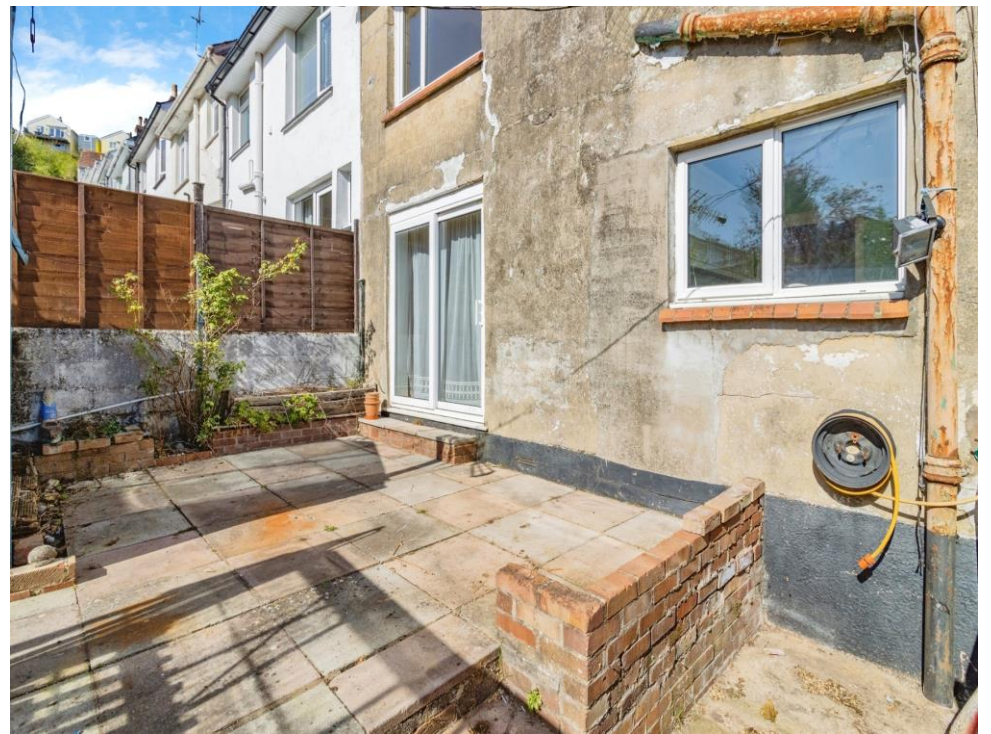
Third Bedroom - A slightly smaller double room that still offers plenty of versatility.

Each bedroom offers great potential for personalization, whether through new flooring, updated décor, or built-in storage solutions.

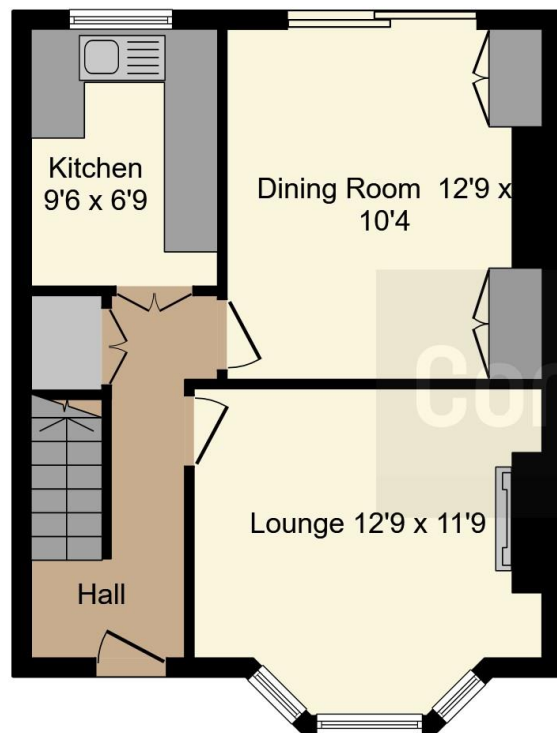
Family Bathroom - Ready for a Modern Touch

The upstairs family bathroom, while functional, is another area that could benefit from some updating. With the right improvements, this space could be transformed into a sleek and contemporary bathroom.

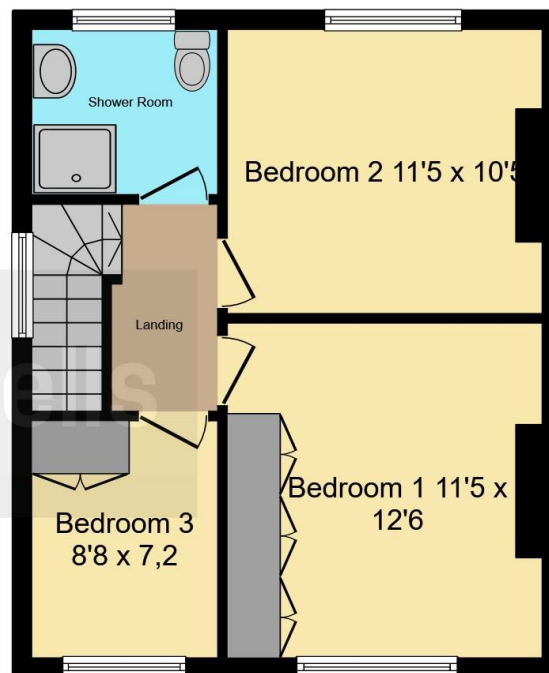








Ground Floor



First 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

To view this property please contact Connells on

T 01803 400 888
E paignton@connells.co.uk

51 Hyde Road
 PAIGNTON TQ4 5BP

EPC Rating: Awaited

Tenure: Freehold

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