



**Connells**

Southfield Rise  
Paignton



### Property Description

Calling all 1st Time Buyers, a great opportunity to own your first home with Parking and Gas Central Heating.

The property also benefits from the use of the communal gardens and is around a 10 minute walk from Paignton Town Centre with its range of shops, transport and facilities.

From the allocated parking space at the front of the property, steps lead up to the communal garden, from here you enter into the property via the front door leading into the hallway.

### Kitchen

5' 7" max x 8' 4" max ( 1.70m max x 2.54m max )

Range of wall and base units with built in oven and hob, space for a fridge and plumbing for washing machine, there is also a combi boiler providing the hot water and gas central heating

### Lounge

17' 5" max x 15' 1" max ( 5.31m max x 4.60m max )

Window over looking the front.

### Bedroom

13' max x 7' 3" max ( 3.96m max x 2.21m max )

With window overlooking the rear

### Bathroom

6' 10" max x 5' 7" max ( 2.08m max x 1.70m max )

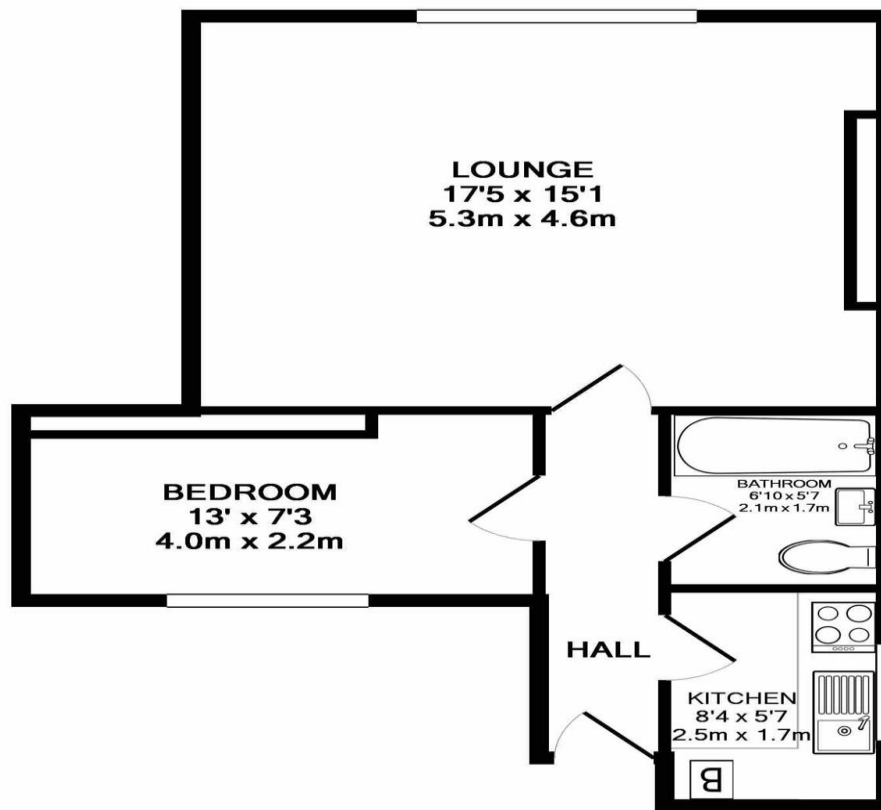
With white suite including bath with a shower over, white toilet and sink.











TOTAL APPROX. FLOOR AREA 484 SQ.FT. (45.0 SQ.M.)  
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To view this property please contact Connells on

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51 Hyde Road  
PAIGNTON TQ4 5BP

EPC Rating: C Council Tax  
Band: A

Service Charge: 800.00 Ground Rent:  
90.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PGN312833](https://www.connells.co.uk/Property/PGN312833)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2021. 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.

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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Property Ref: PGN312833 - 0002