



Connells

Fortescue Road
Paignton



Property Description

Ideally located in the desirable Preston area of Paignton, this first floor apartment is only a short walk from the Preston shopping precinct. The local bus routes are only a short walk away from the property and Preston sea front is easily accessible. The apartment has it's own entrance and there is on road parking. Internally the property is a great size and comprises of; entrance hall with stairs up to the first floor hallway, hallway with loft access, kitchen, lounge, bathroom and two bedrooms. With so much to offer, you have to view the apartment to appreciate it's size and location. Offered with no onward chain.

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.

Entrance Hall

Stairs rise to the first-floor landing, with wall-mounted light points and an inner door opening into the main landing. This central area is light and spacious, giving access to all principal rooms.

Lounge & Diner

15' 10" x 15' (4.83m x 4.57m)

A light-filled room featuring a front bay with double-glazed windows. A feature fireplace with surround and hearth adds a charming focal point. Wall light points and a radiator complete the space.

Kitchen

9' 6" x 6' 4" (2.90m x 1.93m)

Fitted with a range of wall and base units and roll-edge work surfaces. There is a double-glazed window to the front aspect and space for appliances.

Bedroom One

14' 4" x 10' 6" (4.37m x 3.20m)

A large double bedroom with ample space for wardrobes and furniture, featuring a double-glazed window and radiator.

Bedroom Two

9' 9" x 11' 1" (2.97m x 3.38m)

Also a comfortable double, this room includes space for furniture and a radiator.

Shower Room

Includes a walk-in shower cubicle with thermostatic shower, pedestal wash basin with mixer tap, and an over-mirror light with integrated shaver point.

Seperate Wc

Conveniently located off the main landing.

Outside

A shared driveway to the front provides allocated parking for the apartment.

Garage

A single garage is included, offering additional storage or parking options.

Private Garden

Located to the rear of the garage and accessed via a side pathway, the private garden provides a peaceful outdoor space ideal for relaxing or entertaining.

Garage

A single garage is included, offering additional storage or parking options.

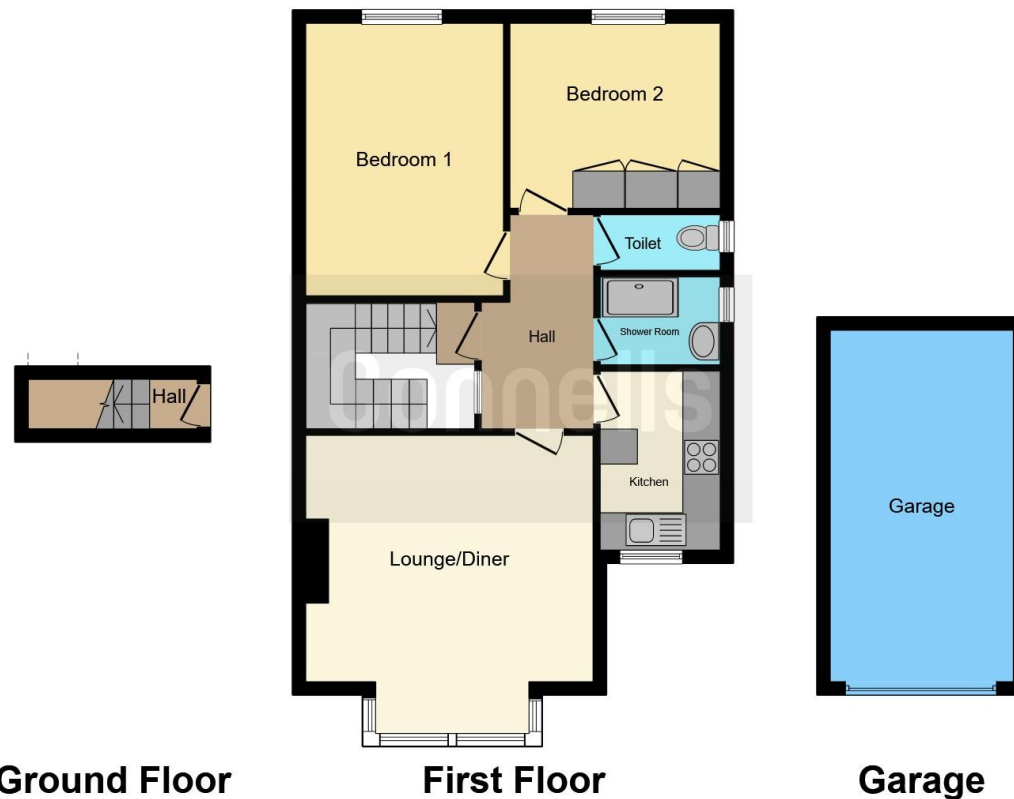
Garden

Located to the rear of the garage and accessed via a side pathway, the private garden provides a peaceful outdoor space ideal for relaxing or entertaining.









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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51 Hyde Road
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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