



Connells

Winner Street
Paignton



Property Description

Connells are pleased to bring to the market this once-loved four-bedroom end-of-terrace property, offering a rare and versatile opportunity for buyers seeking a renovation project with significant potential. Having been converted many years ago by the previous owners into two separate flats, this property has been in the same ownership for decades and now requires comprehensive modernisation throughout. Whether you are an investor looking for a multi-unit opportunity or a homeowner wishing to restore the property to its original four-bedroom layout, this home presents an exciting prospect. Originally constructed as a four-bedroom family home, the property could be converted back to its original configuration, creating a spacious residence arranged over multiple floors. Alternatively, it could be properly refurbished and configured as two flats, maximising rental potential or providing dual living accommodation. The scope for redevelopment and reconfiguration is one of the property's most appealing features.

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.

Lounge / Shop

15' max x 14' 8" max (4.57m max x 4.47m max)

You step into the ground floor of the property, which historically operated as a shop premises. This space has since been adapted and is currently used as a living or sitting room. With its generous proportions, this area offers flexibility and could be redesigned to suit a variety of needs, whether as a spacious lounge, reception room, or part of a larger ground-floor living arrangement should the property be returned to a single dwelling.

From the ground floor, there is access to both a lift and a staircase, providing access to the upper levels of the property. This feature adds an additional layer of versatility and could be particularly appealing for accessibility or future development considerations.

First Floor

Doors off to principle rooms

Kitchen & Dining Room

15' 4" max x 13' max (4.67m max x 3.96m max)

The first floor offers a substantial kitchen and breakfast room, fitted with built-in appliances and providing ample space for dining and everyday living. With modernisation, this room could become a bright and welcoming hub of the home.

Shower Room

Leading from the hallway is access to a shower room, which, while functional, would benefit from updating to meet modern standards.

Second Floor Landing

Doors off to principle rooms

Bedroom

14' 9" max x 114' 8" max (4.50m max x 34.95m max)

Also on this level is the master bedroom, a good-sized room offering plenty of space for a double bed and additional furniture, making it a comfortable and practical sleeping area.

Shower Room

Access to a shower room, which, while functional, would benefit from updating.

Kitchen & Breakfast Room

17' 3" max x 13' 4" max (5.26m max x 4.06m max)

This floor comprises a further kitchen and dining area, again offering a generous amount of space and fitted with built-in appliances. This layout allows the property to function as two self-contained units, subject to any necessary consents, making it an appealing option for buy-to-let investors or those seeking multi-generational living.

Bedroom

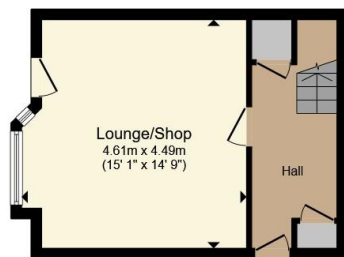
14' 9" max x 14' 8" max (4.50m max x 4.47m max)

This bedroom is well-proportioned and benefits from natural light, providing comfortable accommodation and further enhancing the flexibility of the property's layout.

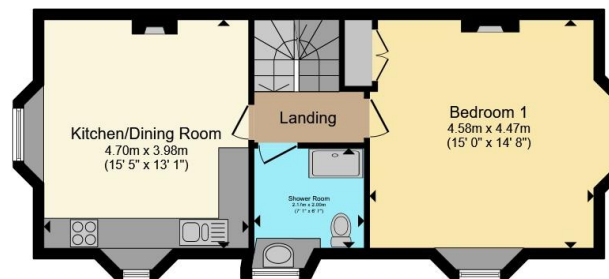




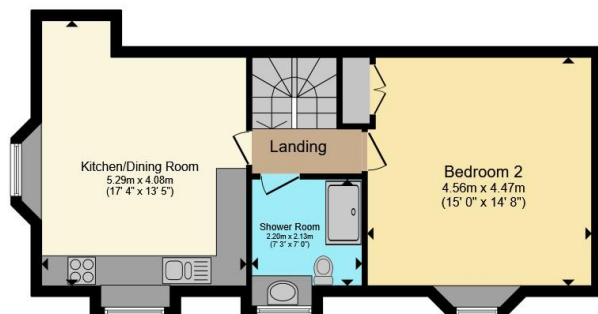




Ground Floor



First Floor



Second Floor

Total floor area 133.5 m² (1,437 sq.ft.) approx

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.propertybox.io

Connells

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

Tenure: Freehold

view this property online connells.co.uk/Property/PGN313304



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