



Connells

Well Street
PAIGNTON



Property Description

A 2-bedroom mid-terraced cottage style house, located a short walk of Paignton town centre and sea front. The property is presented in good order and offers a lounge, dining room, kitchen, 2 bedrooms and a bathroom, all with double glazing and central heating for added comfort. There is a small garden frontage plus a manageable courtyard rear garden. A perfect buy-to-let or first time purchase. Viewings are highly recommended.

On Approach

Composite entrance door leading into

Hallway

Doors off to principle rooms and stairs leading to first floor. Radiator. Central heating thermostat. Dado rail.

Lounge

11' 5" max x 9' 10" max (3.48m max x 3.00m max)

A decorative Victorian style fireplace with tiled surround mantle over with living flame effect gas fire. Double glazed window. TV point. Radiator.

Dining Room

11' max x 10' 10" max (3.35m max x 3.30m max)

A generous room with overlooking courtyard. Double glazed window. Radiator. Under-stairs cupboard housing meters and fuse box. Cupboard with Worcester combination boiler for central heating and hot water. Door to: -

Kitchen

11' 3" max x 6' 6" max (3.43m max x 1.98m max)

Double glazed window and back door. Newly fitted kitchen comprising: range of wall and floor mounted units with rolled edge work surfaces and upstands in cream. Plumbing for washing machine. Cooker space. Stainless steel sink with mixer tap over. Radiator. Tiled flooring.

First Floor Landing

Access to loft space.

Bedroom One

14' 8" max x 10' max (4.47m max x 3.05m max)

A double room having a double glazed window to the front of the property. Radiator.

Bedroom Two

10' 9" max x 7' 7" max (3.28m max x 2.31m max)

A good single room, double glazed window to the rear. Radiator. Built-in cupboard with rail.

Bathroom

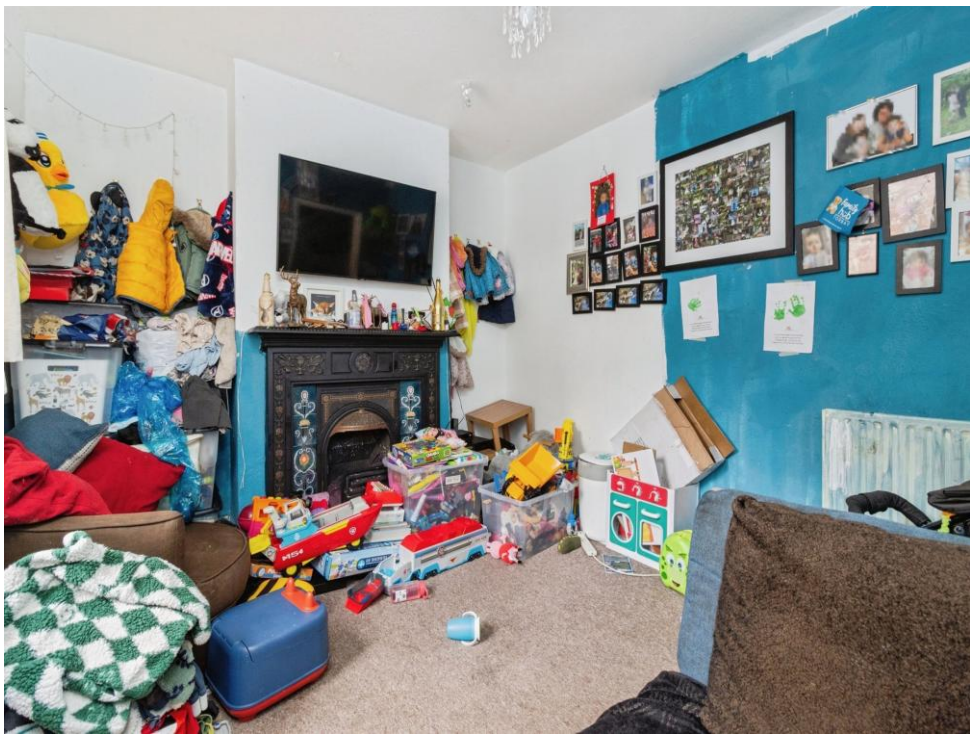
Double glazed window to the rear of the property. Suite comprising: pedestal wash-hand basin, close coupled WC and bath with mixer shower over. Radiator. Part tiled walls.

Outside

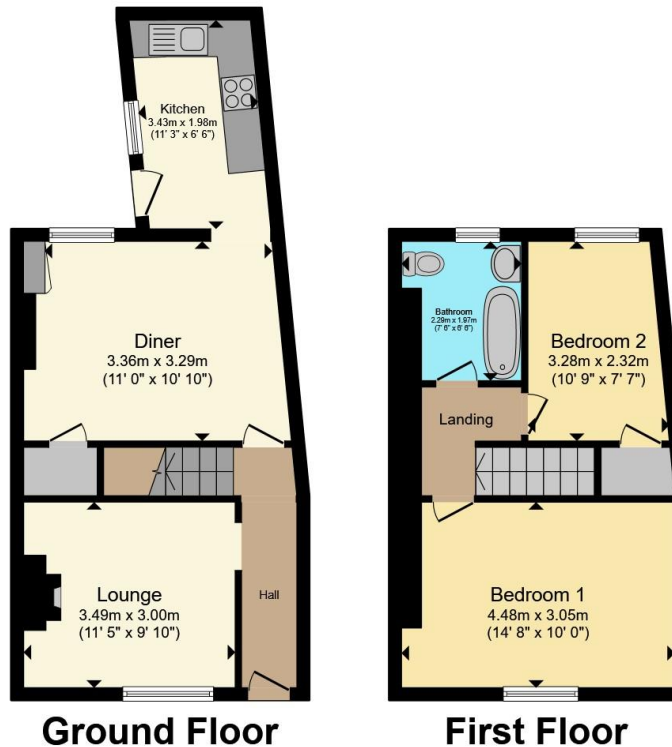
FRONT A small paved garden frontage.

REAR A small paved courtyard garden over two levels with pedestrian gate to lane.









Total floor area 71.2 m² (766 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

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
 Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PGN313321



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PGN313321 - 0003