



Connells

Winner Hill Road
Paignton



Property Description

This spacious home offers well-planned accommodation with fantastic potential for modernisation. The layout comprises an entrance hallway, a bright sitting room with stunning views across the bay and direct access to a private balcony, a separate dining room, and a well-sized kitchen. A practical utility area with WC adds convenience to the ground floor.

The property features three bedrooms, each offering comfortable proportions and scope for personalisation. The primary bedroom is generously sized, ideal for creating a relaxing retreat, while the second bedroom provides flexibility as a guest room or home office. The third bedroom is perfect for a child's room or study. A family bathroom with WC completes the internal accommodation.

One of the home's standout features is its picturesque setting. The sitting room and balcony provide uninterrupted views over the bay, creating a serene backdrop for everyday living. While the property would benefit from some updating, it offers an excellent opportunity to design a home tailored to your taste.

Located within walking distance of Paignton town centre and the seafront, the property enjoys easy access to shops, amenities, and leisure facilities. Excellent transport links via the nearby ring road connect to Torquay, Newton Abbot, Exeter, and beyond. Internal viewing is highly recommended to appreciate the space, potential, and stunning coastal outlook this property offers.

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 Hallway

Upon entering, you are welcomed by a practical entrance hallway that serves as the central hub of the home. This space provides access to the main living areas and bedrooms, ensuring a smooth flow throughout the property. With a little modernization, the hallway could easily become a stylish introduction to the home.

Lounge

15' 8" max x 12' 2" max (4.78m max x 3.71m max)

The bright and spacious sitting room is undoubtedly one of the property's standout features. Large windows frame stunning views over the bay, creating a picturesque backdrop that changes with the seasons. Natural light floods the room, enhancing its airy feel and making it an inviting space for relaxation. From here, doors open onto a balcony, offering the perfect spot to enjoy morning coffee or evening sunsets while soaking in the coastal scenery.

Dining Room

15' 8" max x 11' 8" max (4.78m max x 3.56m max)

Adjacent to the sitting room, the dining room provides a dedicated space for family meals and entertaining guests. Its proximity to both the kitchen and living area ensures convenience and a sense of connection, making it ideal for hosting gatherings or enjoying everyday dining.

Kitchen

13' 4" max x 8' 1" max (4.06m max x 2.46m max)

The kitchen is well-proportioned and functional, with ample storage and work surfaces. While it would benefit from modern updates, its current layout offers plenty of potential for customization. Whether you envision a sleek contemporary design or a cozy traditional feel, this kitchen can be transformed into the heart of the home.

Cloakroom & Utility

8' 8" max x 6' 2" max (2.64m max x 1.88m max)

A practical utility area and separate WC add to the property's functionality, providing space for laundry and additional storage. This feature is particularly useful for busy households, helping to keep the main living areas clutter-free.

Bedroom One

15' 8" max x 12' 1" max (4.78m max x 3.68m max)

The primary bedroom is generously sized, offering ample space for a double or king-sized bed along with additional furniture such as wardrobes and bedside tables. A large window ensures the room is filled with natural light, creating a bright and welcoming atmosphere. With some updating, this room can easily become a stylish and comfortable retreat, perfect for relaxation after a long day. Its proportions make it ideal for those who value space and versatility.



Bedroom Two

11' 8" max x 8' 10" max (3.56m max x 2.69m max)

The second bedroom is well-proportioned and versatile, suitable for use as a guest room, child's bedroom, or even a home office. It benefits from good natural light and a practical layout that allows for flexible furniture arrangements. With a fresh coat of paint and modern touches, this room can be transformed into a cozy and functional space tailored to your needs.



Bedroom Three

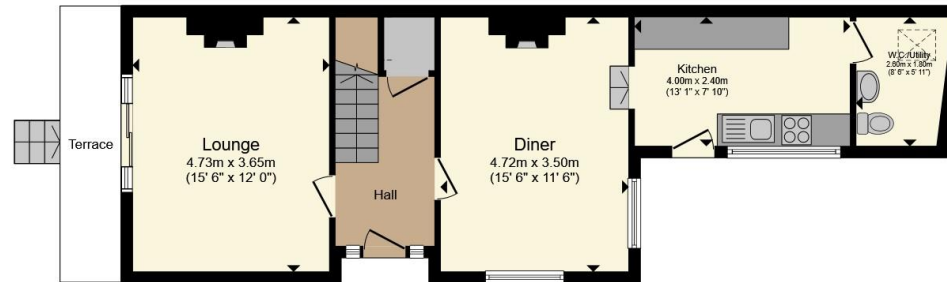
11' 7" max x 6' 8" max (3.53m max x 2.03m max)

The third bedroom is slightly smaller, making it perfect for a single bed, nursery, or study area. Despite its size, it still enjoys natural light and offers plenty of potential for customization. This room could serve as an ideal hobby space or a quiet work-from-home environment, adding to the property's overall versatility.

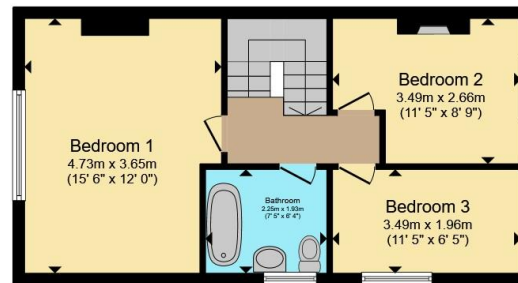








Ground Floor



First Floor

Total floor area 100.0 m² (1,076 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



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