



Connells

Eaton Place
Paignton



Property Description

Charming Two-Bedroom Cottage on a Picturesque Cobbled Walk in Paignton

Tucked away at the end of a peaceful and characterful cobbled walkway just outside Paignton town centre, this delightful two-bedroom cottage offers an enchanting blend of period charm, modern comfort and wonderfully convenient living. With its warm and welcoming interior, thoughtfully arranged accommodation and sunny, low-maintenance rear garden, the property presents an ideal opportunity for those seeking a home with character, practicality and a location that places the very best of Paignton within easy reach. Being 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.

On Approach

Approached along a quaint cobbled pedestrian path, the cottage enjoys a sense of quiet separation from the bustle of the nearby town. Sitting proudly at the end of the walkway, its position provides a tranquil setting along with immediate charm. Once inside, the feeling of cosiness and personality becomes instantly apparent. The layout flows naturally between living spaces, while generous room sizes and thoughtful design elements create a home that is easy to live in and easy to love.

Principle Rooms

A Living Room sits to the front of the cottage and is entered through an attractive wooden door adorned with stained glass panels,

setting the tone for the character found throughout. This is a well-proportioned and inviting space with plenty of room for comfortable furnishings, making it an ideal place to relax, unwind or entertain. A decorative open fireplace creates a charming focal point, adding warmth and atmosphere, while the uPVC double-glazed front window allows natural light to brighten the room. TV and internet points provide modern convenience, and a gas central-heated radiator ensures comfort throughout the year.

Moving through to the Dining Room, the charm continues. This is a wonderfully versatile space, perfect for hosting family meals, enjoying casual breakfasts or setting up for gatherings with friends. The decorative fireplace with a faux beam mantle adds further character, while a uPVC window looks over the garden, giving the room a peaceful, sunny outlook. A uPVC door opens directly into the rear garden, making indoor-outdoor living effortless. There is also thermostat control for heating and a wide archway that leads directly into the Kitchen, keeping the flow between the spaces open and sociable.

The Kitchen, surprisingly spacious at over 18 feet long, provides an abundance of practicality. A selection of overhead, base and drawer units is complemented by square-edged work surfaces, offering excellent storage and preparation areas. The space includes a single electric oven with integrated grill, a four-ring gas hob and a stainless-steel sink with drainer. There is plumbing and space for an under-counter appliance and fridge-freezer, and a uPVC double-glazed window allows natural light to filter in while offering views outside. Whether preparing daily meals or cooking for gatherings, this kitchen offers both comfort and functionality.

Upstairs

Ascending to the first floor, the property continues to impress with its generously sized bedrooms and a wonderfully spacious family

bathroom. Bedroom One, positioned at the front of the home, is a particularly large master bedroom. Overlooking the picturesque cobbled pathway, the room feels bright and airy thanks to its uPVC double-glazed windows. A gas central-heated radiator keeps the room comfortable, and the generous dimensions allow for a variety of furnishings including wardrobes, storage and seating if desired.

Bedroom Two is also a comfortable double room and enjoys views over the peaceful rear garden. With its built-in wardrobe, it offers excellent storage, and like the rest of the home features a uPVC double-glazed window and gas central heating. Whether used as a guest room, children's room, home office or hobby space, it is highly versatile.

The Family Bathroom is one of the standout features of this charming cottage. Wonderfully spacious and beautifully equipped, it offers both luxury and practicality. The four-piece suite includes a low-level WC, pedestal wash basin, a stylish claw-foot freestanding bath and a double shower unit. Complementary tiled walls create a tasteful finish, and the uPVC obscure-glazed window provides privacy while allowing in plenty of natural light. A white heated towel rail completes the room, ensuring comfort and functionality.

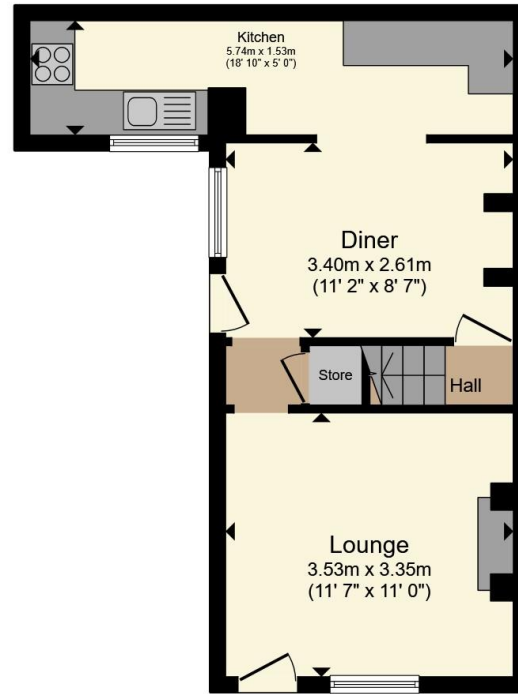
Outside

To the rear of the property lies an enclosed and sunny garden designed for ease of maintenance. Predominantly laid with pebble stones and featuring a decked seating area, the garden is perfect for relaxing, al fresco dining or enjoying a morning coffee in peaceful surroundings. The addition of a summer house enhances the garden's usability, offering a charming retreat for reading, hobbies or simply soaking in the tranquillity. A separate block-built Utility Store provides valuable extra space and includes plumbing for a washing machine and dryer, keeping laundry needs conveniently tucked away.

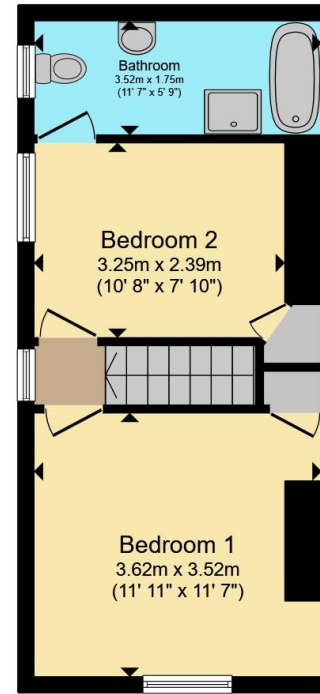








Ground Floor



First Floor

Total floor area 71.3 m² (768 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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EPC Rating: E Council Tax Band: B

Tenure: Freehold

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