



Connells

Underidge Drive
Paignton



Property Description

*****cash buyers only due to scale of work required, which the low starting price reflects.'

This detached house is located on the outskirts of Paignton within close distance to supermarkets, schools and bus routes. The property offers on the ground floor an entrance hallway, spacious lounge/dining room, modern kitchen and a cloakroom. Upstairs you will find four good size bedrooms and a family bathroom.

Outside there are easy to manage front gardens, driveway leading to the single garage and to the rear there is a patio area and a lawn.

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300 inc VAT towards the preparation cost of the pack.

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.

Accommodation

Entrance Hall

Textured and coved ceiling, gas fired central heating radiator, understairs storage cupboard and uPVC window to the side aspect and stairs rising up to the first floor and doors leading to principle rooms.

Lounge/diner

19' 8" x 20' 5" (5.99m x 6.22m)
L shaped room with uPVC double glazed windows overlooking the rear aspect with far reaching views over the surrounding area. Gas fired central heated radiator below both windows, feature fireplace with exposed stonework housing, flame effect gas fire with hearth to the front, mantelpiece over and wall mounted lights

Kitchen

12' 1" x 8' 3" (3.68m x 2.51m)
Ceiling spotlights with textured and coved ceiling, uPVC window overlooking the front aspect. Fitted kitchen comprising of fitted wall and base units with high gloss finished doors and under unit lighting. 1 1/2 stainless steel sink unit with mixer tap over, roll edge worksurface, integrated eye level double electric oven, 4 ring

gas hob with complimentary tiled splashbacks and stainless steel canopy hood above. Obscure uPVC double glazed door leading out to the side aspect. Space and plumbing for washing machine, space for tall free standing fridge freezer.

Cloakroom

Textured and coved ceiling with uPVC double glazed window, low level WC, handwash basin set in a vanity unit with mixer tap over and storage cupboard below with half tiled walls

Landing

Doors leading to principle rooms

Bedroom 1

11' 3" x 10' 8" (3.43m x 3.25m)

Textured and coved ceiling with uPVC double glazed window over looking the front aspect with gas fired central heated radiator below. Built in wardrobes with sliding mirrored doors housing shelving and hanging space

Bedroom 2

9' 10" x 10' 4" (3.00m x 3.15m)

Textured and coved ceiling with uPVC double glazed window overlooking the rear aspect, gas fired central heated radiator below.

Bedroom 3

10' 9" x 10' 4" (3.28m x 3.15m)

Textured and coved ceiling with uPVC double glazed window overlooking the rear aspect with gas fired central heated radiator below.

Bedroom 4

7' 11" x 9' 3" (2.41m x 2.82m)

Textured and coved ceiling, uPVC double glazed window to the front aspect with gas fired central heated radiator below

Bathroom

Three piece suite comprising of a coloured inset bath and pedestal hand wash basin. White low level wc. Tiled walls, extractor fan and obscure uPVC double glazed window.

Outside

To the front of the property there is a sloping driveway leading to the Garage.

Garage

Up and over door. The garage also houses the boiler.

Front Garden

The front garden has steps leading down to the entrance door and has a lawned area as well as flowerbed area and some well established plants.

Rear Garden

There is access to the side property leading to the rear garden with a lawned area and paved patio area with bordering flowerbeds





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

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Tenure: Freehold



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Property Ref: PGN309854 - 0018