

25 Grange Road, Paignton

Starting Bid: £150,000.00



This stone built character cottage is situated in the sought after area of Goodrington within close proximity to local shops at Waterside, Goodrington beach and schools. The property does require refreshment but could be a lovely individual home in a great location.

On the ground floor there is an entrance hallway, lounge, kitchen/breakfast room, on the first floor there is one double bedroom and two single bedrooms and a family bathroom. Outside there is a small garden area to the front, whilst to the rear there is an enclosed paved patio area on two levels with a timber built shed and access to parking for one car.

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.

This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance.

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 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This 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 copy of the Reservation Agreement and terms and conditions are contained within this pack.

The buyer will also make payment of £220.00 including VAT towards the preparation cost of the pack.

The Partner Agent and Auctioneer may recommend the services of third parties to you, in which they may 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 hidden reserve price that can change.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rooms

Accommodation

The property is accessed from the front or from the rear.

To the front there are a few stone steps leading up to a UPVC double glazed patterned door, opening into the hallway.

Entrance Hallway

The entrance hallway has stairs rising to the first floor and UPVC door leading into the lounge

Lounge 17' 10" x 13' 9" max (5.44m x 4.19m max)

The lounge has a white washed feature stone wall with a shelf to one side, ideal for a TV and built in shelving above.

Door to a storage cupboard which houses the hot water cylinder and electric central heating controls.

Further storage cupboard under the stairs with coat hooks. UPVC double glazed borrowed light window. Radiator.

Wall lights and matching ceiling lights and ceiling smoke detector.

Opening through to the kitchen.

Kitchen/breakfast Room 11' 1" x 9' 11" (3.38m x 3.02m)

The kitchen/breakfast room has a range of matching wall and base units with roll edge work-surface over. Built-in electric double oven and four ring electric hob with a stainless steel canopy over and complimentary tiling. UPVC double glazed window over-looking the rear garden.

Space and plumbing for a washing machine, further space for an under counter appliance.

Further base and wall units with a breakfast bar over. radiator.

UPVC double glazed door leading out to the rear garden.

Landing

Loft access. Ceiling smoke alarm and doors off to principle rooms.

Bedroom One 14' 5" to back of wardrobes x 10' 5" (4.39m to back of wardrobes x 3.17m)

Bedroom one has a UPVC double glazed window over-looking the front aspect of the property and triple built in wardrobe with hanging rail and shelving.

Bedroom Two 14' 1" max x 6' 2" (4.29m max x 1.88m)

Bedroom two has a window over-looking the rear garden.

Bedroom Three 7' 2" max x 8' 2" max (2.18m max x 2.49m max)

Bedroom three has a window over-looking the rear garden.

Family Bathroom

Three piece white suite comprising of a paneled bath with grip handles and electric shower over, low level wc and wash hand basin inset into vanity unit with storage cupboard underneath. Electric heated chrome towel rail. Vanity mirror.

UPVC double glazed window to the rear.

Outside

Front Garden

Easy to maintain front garden with steps rising to the front door.

Rear Garden

The rear garden has a paved patio area outside the kitchen with a couple of steps leading up to a further paved patio area enclosed by stone walling. A timber shed and gate out to the side allowing access to the private parking.

There is an outhouse which was used as a utility room, space & plumbing for a washing machine, further space for a tumble dryer. Door through to the toilet.