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13 Gerston Road, Paignton, Devon TQ4 5DY

*GUIDE PRICE £100,000–£125,000



A four bedroom mid terrace house requiring complete modernisation, in proximity of the town centre, having the benefit of a garden and cellar, with the potential to create parking subject to any requisite consents.

LOCATION

Paignton is situated in the heart of the English Riviera between Torquay and Brixham. Local amenities include a water park, several sandy beaches, and cinema complex, along with many other facilities and amenities, shops and educational establishments. The property is conveniently located for the town centre and public transport including the mainline railway station.

DESCRIPTION

A spacious four bedroom mid terrace house with many original features requiring complete modernisation. The ground floor accommodation offers three reception rooms plus kitchen. A cellar with restricted head room is accessed via a hatch from the understairs cupboard and can also be accessed externally via a door from the rear garden. The property also boasts a walled front garden, an overgrown rear garden and has the potential, subject to any requisite consents, to create parking upon which interested parties must make and rely upon their own planning enquiries of Torbay Council Planning Department.

ACCOMMODATION

Ground Floor Storm porch, hallway with under stairs cupboard and hatch to the cellar area, lounge, dining room, breakfast room, kitchen with door to rear courtyard.

First Floor Half landing: Bedroom, bathroom. Steps up to main landing, three further bedrooms.

Cellar area with restricted head room is accessed via a hatch from the understairs cupboard and also via a door from the rear garden.

Outside The property boasts a walled front garden and overgrown rear garden and the potential, subject to any requisite consents, to create parking.

EPC

Energy Efficiency Rating – TBC



AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment only with Countrywide Property Auctions 0151 734 7509 (Monday-Friday); Fulfords Paignton 01803 527523 (Weekends).