

## Osney Crescent, Paignton, TQ4 5EY



30 Osney Crescent, Paignton Auction Guide Price - £130,000 Plus fees. **FOR SALE BY AUCTION.**

The property is to be offered online by Clive Emson Auctioneers on 1<sup>st</sup> May 2025. To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website [cliveemson.co.uk](http://cliveemson.co.uk).

This spacious **FOUR BEDROOM MID TERRACE HOUSE** offers a wealth of potential with the added benefit of driveway parking and a large back garden. On the ground floor, the property is centered around a spacious entrance hall with large double aspect lounge, kitchen with separate dining room and downstairs shower room. On the first floor is a family bathroom and four large bedrooms, one having a walk through dressing area. The property is being in need of complete refurbishment. It is apparent that the property has structural problems, it is up to the buyer to investigate this.

### Auction Guide Price £130,000 Freehold

## ENTRANCE PORCH

## CENTRAL HALL

### LOUNGE 17' 7" x 11' 11" (5.36m x 3.63m)

Central fire place

### DINING ROOM 11' 9" x 11' 1" (3.58m x 3.38m)

Fire place

### KITCHEN 11' 5" x 9' 9" (3.48m x 2.97m)

Light wood effect wall and base units. Stone effect worktops. Stainless steel sink. Double oven. Electric hob. Wall mounted boiler.

## HALL

## SHOWER ROOM

Shower cubicle. Close coupled W.C. Pedestal basin.

## FIRST FLOOR - LANDING

### BATHROOM 7' 9" x 6' 11" (2.36m x 2.11m)

Bath. Basin. W.C.

### MAIN BEDROOM 11' 8" x 13' 10" (3.55m x 4.21m)

### BEDROOM 2 15' 4" x 8' 11" (4.67m x 2.72m) at largest

### BEDROOM 3 11' 3" x 10' 0" (3.43m x 3.05m)

### BEDROOM 3 DRESSING ROOM 11' 4" x 6' 4" (3.45m x 1.93m)

### BEDROOM 4 11' 9" x 8' 0" (3.58m x 2.44m)

## OUTSIDE

## FRONT GARDEN

Driveway parking for multiple cars.

## BACK GARDEN

Terraced area adjacent to property. Good sized garden to rear, currently overgrown. Gated access to front.

## ENERGY PERFORMANCE RATING: D

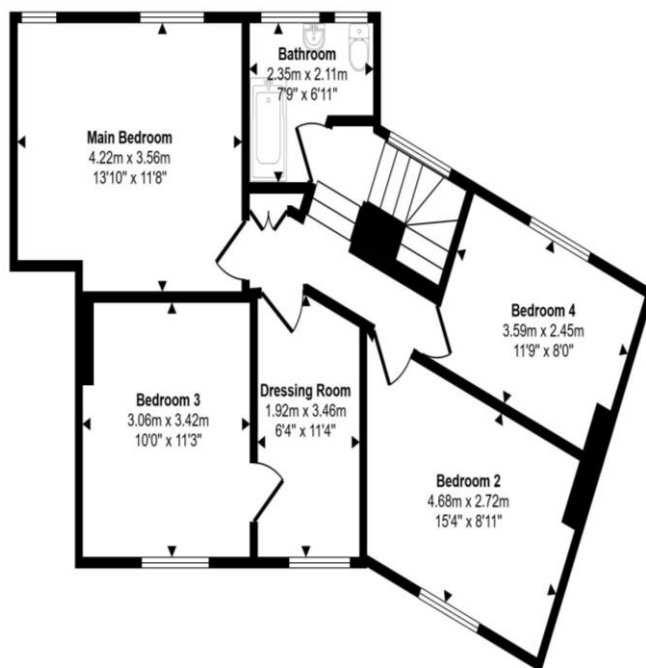
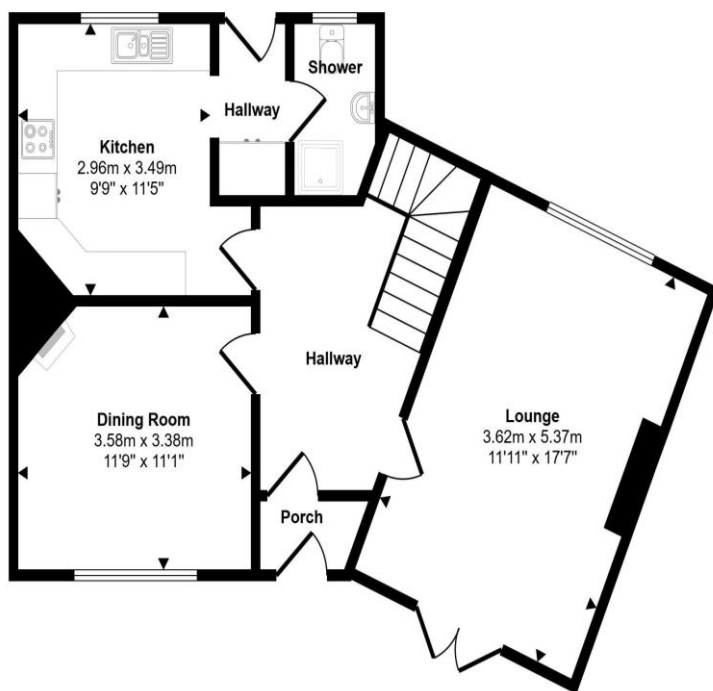
## COUNCIL TAX BAND: C

## AGENTS NOTES:

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with a mains drainage connection.

## STRUCTURAL ISSUES

It is apparent that the property has structural problems, it is up to the buyer to investigate this.



## LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

Ref B001999 Written by: Bill Bye