



**STAGS**

5 Osney Crescent, Paignton, TQ4 5EY

A three-bedroom mid-terrace property requiring refurbishment, offered with no onward chain

Exeter 24 miles Dartmouth 7.5 miles Totnes 6 miles

• Online Auction - End date 15th April 2026 at 4.30pm • Two reception rooms • Three double bedrooms • Family bathroom • A great renovation project • A good-sized plot • Council Tax Band C • Freehold

Auction Guide £170,000

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## METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior). The auction end date is Wednesday 15th April 2026 at 4.30pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - [stags.co.uk](https://stags.co.uk) on the Auction Page.

## SITUATION

The property is located in Paignton, a lively seaside town on the South Devon coast, part of the renowned English Riviera. Known for its sandy beaches, Victorian pier, and scenic coastline, Paignton also offers a wide range of amenities including shops, schools, leisure facilities, and a mainline railway station. The town is well connected to nearby Torquay and Brixham, and offers easy access to the A380 for travel to Exeter and beyond. The nearby South West Coast Path and Dartmoor National Park provide opportunities for outdoor pursuits and exploring the area's natural beauty.

## DESCRIPTION

5 Osney Crescent is a mid-terrace, three-bedroom home occupying a generous plot and in need of refurbishment. The property which has formally been let out is now vacant and offered for sale with no onward chain. It benefits from generously sized gardens to both the front and rear. On-street parking is available.

## ACCOMMODATION

A gate from the Osney Crescent leads up through the front garden along a path to an enclosed porch. From here, a front door opens into the entrance hall, with stairs rising to the first floor and doors to the principal ground floor rooms.

The sitting room spans the depth of the property with large windows to both the front and rear elevations, and a former fireplace (now blocked) as a potential focal point.

To the front of the property is a further reception room, enjoying a bay window

with window seat, and a range of fitted and freestanding cupboards. This versatile room could serve as a secondary sitting room, study, or even a ground floor additional bedroom.

The kitchen lies to the rear of the property and is fitted with a range of base and eye-level units. Appliances include a Beko electric double electric oven with electric hob and extractor above. The gas-fired boiler is wall-mounted, and there is space and plumbing for additional appliances.

A door from the kitchen leads to a utility room, offering additional base units, further appliance space, and plumbing for a washing machine. A cloakroom/WC is located off the utility, and a door gives access to the rear patio and garden area.

## FIRST FLOOR

A central landing provides access to three double bedrooms:

Bedroom 1 includes a blocked fireplace and built-in double wardrobes.

Bedroom 2 benefits from a comprehensive range of wardrobes with integrated drawers.

Bedroom 3 enjoys views over the rear garden.

Also off the landing is a family bathroom, fitted with a bath and Triton electric shower over, along with access to the airing cupboard.

## OUTSIDE

To the front of the property is a gravelled garden with some former flower beds. At the rear, a door from the utility room opens onto a paved patio area, with a small brick-built garden store. A short flight of steps and a path lead up to the terraced rear garden, where former vegetable beds are delineated by timber railway sleepers.

## SERVICES

Mains water, drainage, electricity and gas are connected. The property has gas-fired central heating. According to Ofcom, the area has good mobile coverage and upto Ultrafast broadband is available at the property.

## VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.





## DIRECTIONS

From our office on Vaughan Parade head west on Vaughan Rd towards Palk St continue on Torbay Rd take B3201 to Fisher St in Paignton, at the roundabout, take the 1st exit onto Torbay Rd/A379, continue to follow Torbay Rd, continue onto Torquay Rd/A3022 and continue onto Seaway Rd and where Seaway Rd turns right and becomes Marine Dr/B3201, follow B3201 at the roundabout, take the 2nd exit onto Sands Rd at the roundabout, take the 1st exit onto Whitstone Rd, continue onto Roundham Rd and at the roundabout, take the 1st exit onto Dartmouth Rd/A379, take Osney Crescent and you will find the property on your left hand side.

## PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

## BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo PropTech as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.

An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

## DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder will transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

## LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to

be downloaded, via the tab on the online auction property listing page.

Prospective purchasers will need to register with the Bamboo PropTech online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

## COMPLETION

The completion date will be as dictated by the solicitor and included in the legal pack.

## SOLICITOR ACTING

Ollie Johnstone of Scott Richards

01626 563155 / [obj@scottrichards.co.uk](mailto:obj@scottrichards.co.uk)

Newfoundland House, 4 Regent Street, Teignmouth, TQ14 8SL

## DEFINITION OF AUCTION GUIDE & RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

## SPECIAL CONDITIONS OF SALE

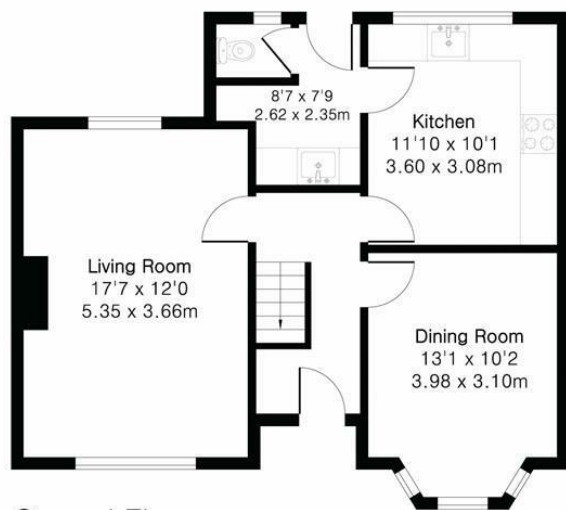
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



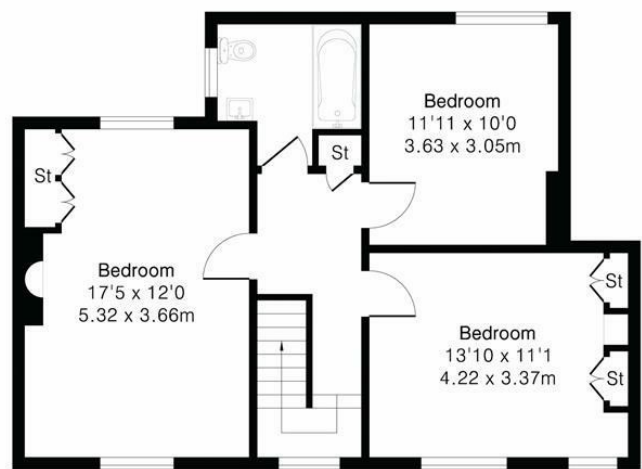
**Approximate Gross Internal Area 1244 sq ft - 116 sq m**

Ground Floor Area 600 sq ft – 56 sq m

First Floor Area 644 sq ft – 60 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.