



**Connells**

Glebeland Way  
Torquay



### Property Description

A well-presented one-bedroom mid-terraced house, ideally suited to first-time buyers, investors, or those seeking a low-maintenance coastal home. Situated in a popular residential location, the property offers comfortable living accommodation with the added benefit of a tiered, enclosed rear garden.

The accommodation briefly comprises a bright and welcoming living room, providing a comfortable space to relax, leading through to a fitted kitchen with a range of wall and base units and space for appliances. To the first floor, the property features a well-proportioned double bedroom and a bathroom fitted with a modern suite.

Externally, the property enjoys a fully enclosed, tiered rear garden, offering a mix of patio and planted areas – ideal for outdoor dining, entertaining, or simply enjoying the sunshine in a private setting.

Further benefits include double glazing, making this an attractive and practical home. Conveniently located with easy access to local amenities, transport links, and Torquay's town centre and seafront, this property presents an excellent opportunity for a variety of buyers.

Viewing is highly recommended to appreciate all that this home has to offer.

### 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 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

## Entrance Hall

A welcoming entrance with space for coats and shoes, leading into the main living accommodation.

## Living Room

A bright and comfortable living space with a rear-facing window allowing plenty of natural light. Ample room for seating and furnishings, ideal for relaxing or entertaining.

## Kitchen

Fitted with a range of wall and base units, worktop space, and room for appliances. Positioned to the rear with access to the garden.

## Bedroom

A well-proportioned double bedroom with space for wardrobes and additional furniture, offering a comfortable retreat.

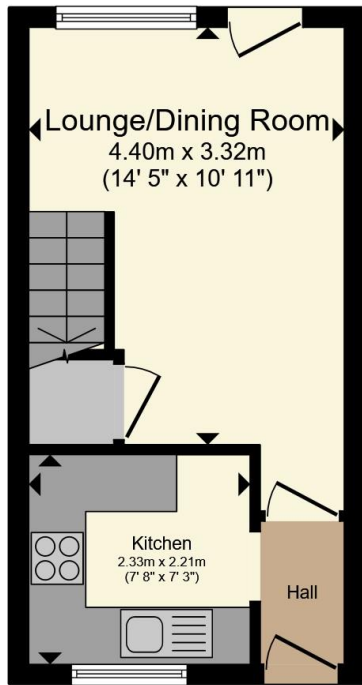
## Bathroom

Fitted with a modern suite comprising a bath with shower over, wash hand basin, and WC.

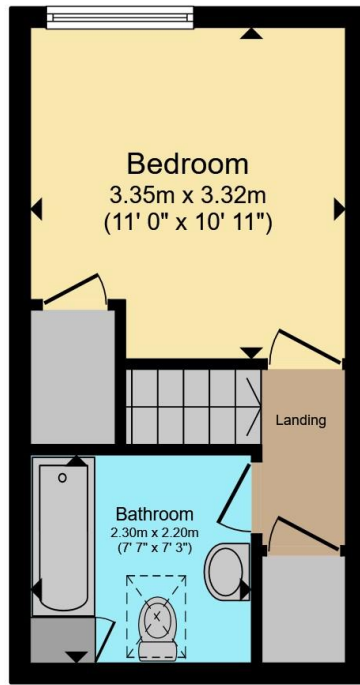
## Outside

A tiered, enclosed garden featuring patio and planted areas, providing a private outdoor space ideal for seating, dining, or gardening.





**Ground Floor**



**First Floor**

Total floor area 44.5 m<sup>2</sup> (479 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax Band: A

**view this property online [connells.co.uk/Property/TQY315125](http://connells.co.uk/Property/TQY315125)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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