



Connells

Hele Road
Torquay



Property Description

Situated in a convenient and well-established residential location, this two bedroom mid-terraced house offers an excellent opportunity for buyers looking to modernise and add value.

The property features two generous reception rooms, providing flexible living and dining space, along with a kitchen to the rear that opens out to a private courtyard garden. Upstairs, there are two well-proportioned bedrooms and a family bathroom.

While the house is in need of some renovation and updating throughout, it presents fantastic potential to create a comfortable home tailored to your own taste and style. The layout is practical and full of character, making it an ideal project for first-time buyers, investors, or those seeking a property to refurbish.

Outside, the enclosed courtyard garden offers a low-maintenance outdoor space with scope for improvement.

Located close to local amenities, transport links, and schools, Hele Road is in walking distance to Torbay Hospital.

A property with great potential in a popular location - viewing is highly recommended to appreciate what's on 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.

Ground Floor

Hallway

Doors to all rooms and stairs to first floor.

Lounge

Bay window to front and fireplace.

Diner

Window to rear.

Kitchen

Window and door to side, space for appliances and wall and base units.

First Floor

Bedroom 1

Window to front.

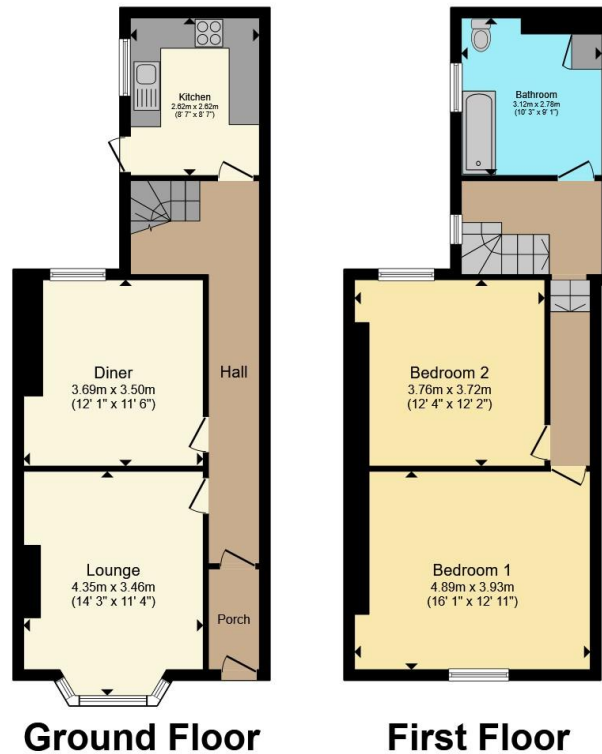
Bedroom 2

Window to rear.

Bathroom

Bath, WC and wash hand basin.





Total floor area 100.5 m² (1,081 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

Connells



To view this property please contact Connells on

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115 Union Street
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EPC Rating: D Council Tax
 Band: A

view this property online connells.co.uk/Property/TQY315349

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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