





Property Description

A well-presented ground floor one-bedroom flat set within a character property on a popular residential road in Torquay, offered to the market with a tenant in situ, making it an ideal ready-made investment opportunity.

The accommodation is conveniently arranged on one level and comprises a bright living room, a fitted kitchen, a double bedroom, and a bathroom. The property benefits from direct access to a private tiered garden, providing attractive outdoor space rarely found with apartments of this type.

Further benefits include parking, gas central heating, and double glazing.

Situated on Woodville Road, the flat is well placed for access to local shops, public transport links, Torquay town centre, and the seafront.

An excellent opportunity for investors seeking an income-producing property in a desirable coastal location.

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.

Lounge

A bright and comfortable reception space with room for lounge furniture and dining, featuring a window to the front aspect.

Kitchen

Fitted with a range of wall and base units, work surfaces, and space for appliances, with a window providing natural light.

Bedroom

A good-sized double bedroom.

Bathroom

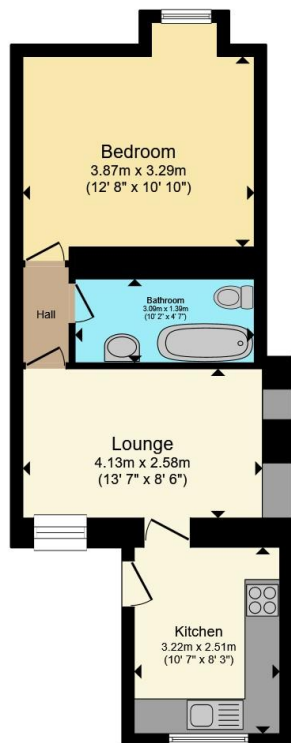
Comprising a bath with shower over, wash hand basin, and WC.

Outside

Private tiered garden, providing useful outdoor space ideal for seating and planting.

Driveway for parking.





Total floor area 42.0 m² (452 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



To view this property please contact Connells on

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115 Union Street
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EPC Rating: C

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TQY315374

This is a Leasehold property with details as follows; Term of Lease 199 years from 21 Jul 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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