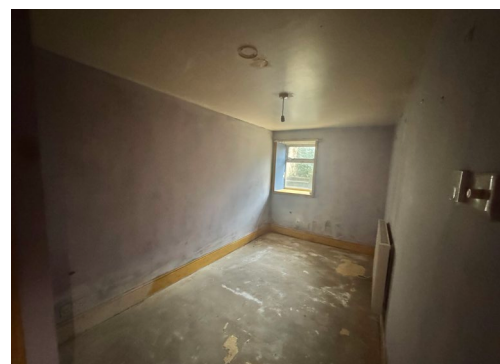




Abbey Court, 63 Abbey Road, Torquay, TQ2 5NN

Guide Price Of £35,000

To Auction on 11th December 2025 at a guide price of £35,000+ plus fees. A one bedroom lower ground floor flat, situated within close proximity to Torquay town centre and harbourside, now requiring improvement works. The property will naturally appeal to investors looking to start or add to their investment portfolio.

- TO AUCTION
- REQUIRES IMPROVEMENT
- TOWN CENTRE
- 1 BED
- IDEAL INVESTMENT

Accommodation

Communal main entrance and hallway with door to flat one.

Lower Ground Floor

Kitchen/living room, bedroom and shower room/WC.

Outside

There is a courtyard area accessed by a sliding door from the living room.

Important - All lots are sold subject to the legal documentation which includes the common auction conditions and special conditions of sale (unless varied by the sellers solicitors), together with the Addendum, which will be available on Auction day.

***Price Information** - Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the lot during the Auction) We expect the reserve will be set within the guide range or no more that 10% above a single figure guide. Please check the website regularly at cliveemson.co.uk, or contact them on 01622 608400, in order to stay fully informed with the up-to-date information.

Address Abbey Court, 63 Abbey Road,
Torquay, TQ2 5NN

Tenure 'Leasehold'

Council Tax Band 'A'

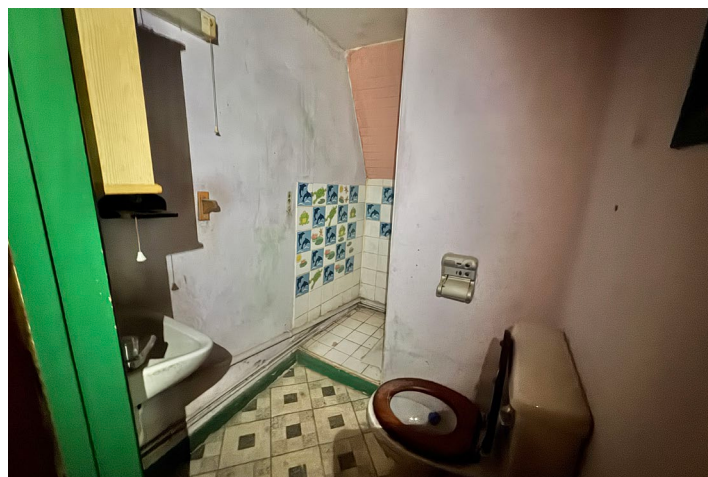
EPC Rating 'D'

Contact Details

117 Union Street
Torquay
Torbay
TQ1 3DW

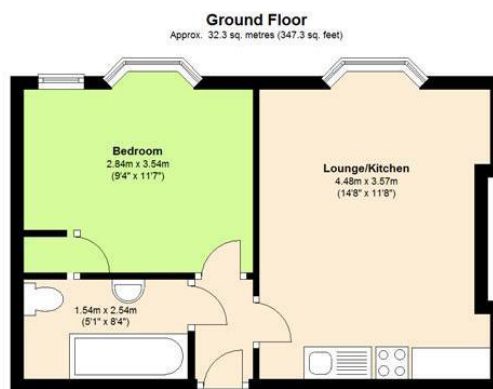
www.taylorsestates.co.uk

enquiries@taylorsestates.co.uk
01803 201904



Additional Fees - An administration fee and other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the common Auction conditions and special conditions of sale or revised special conditions of sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer. All buyers are advised to inspect all available legal documentation proper to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include stamp duty, land registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to Buyers Fees.

Remainder of a 125-year lease from 25th March 1990



Total area: approx. 32.3 sq. metres (347.3 sq. feet)

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.