



Cockington Village, Torquay, TQ2 6XA

Guide Price Of £275,000

To Auction on 11th December 2025 at a guide price of £275,000+ plus fees. Situated in the heart of the picture postcard village of Cockington is this detached three-bedroom cottage. Brook Cottage now requires some modernisation, perfect for those wishing to place their own style into a charming home, in one of the most sought after districts in Torquay. Clive Emson are the auctioneers.

- VILLAGE SETTING
- CLOSE TO SEA FRONT
- BARN CONVERSION
- 3 BEDROOMS
- GARDEN
- DOUBLE GARAGE

GROUND FLOOR

Entrance hall, living/dining room, kitchen, three bedrooms (one ensuite) and family bathroom with WC.

OUTSIDE

Doors from the living room open onto a raised patio with steps to a gravelled pathway running across the back of the cottage and the main garden. Gated side access from the garden leads to a parking bay adjoining the cottage. The parking areas at Home Farm are approached via a shared driveway with bridge over the brook. In addition to the parking bay, Brook Cottage enjoys a double garage (right hand pair of the block of four).

TENURE Remainder of a 999yr lease from 24th June 1992 (less three days).

LEASEHOLD WITH VACANT POSSESSION

Grade 2 listed

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 Cockington Village,
Torquay, TQ2 6XA

Tenure 'Leasehold'

Council Tax Band 'E'

EPC Rating 'D'

Contact Details

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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.

Material Information



GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



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.