



RE/MAX

PROPERTY HUB



37 Hill Park Road, Torquay, TQ1 4LD

Guide price £150,000

RE/MAX are delighted to bring to the market this 3-bedroom property with fantastic potential to personalize and make it your own. Situated in a sought-after area of Torquay, it is conveniently located near local schools and transport links.

The home boasts a generous lounge, perfect for family living, which leads into a kitchen/diner offering ample storage space. A conservatory opens up to the rear garden, providing additional living space.

Upstairs, you'll find two spacious double bedrooms, a single bedroom, and a family bathroom.

This is a wonderful chance to create your ideal home!

Council Tax Band: B (Torbay Council)
Tenure: Freehold

To The Front:

Front garden with a path leading to the entrance door.

Porch

1.68m x 0.91m

uPVC door.

Hallway

Entrance door. Radiator. Stairs leading to the first floor. Under-stair storage.

Lounge

3.47m x 4.21m

Double-glazed bay window to the front. Radiator. Electric fireplace with a stone surround and hearth. Wooden mantle.

Kitchen/Diner

5.3m x 3.66m

A range of wall and base units with work surfaces. Sink and drainer. Space for a cooker and fridge/freezer. Radiator. Double-glazed French doors to the rear. Double-glazed window to the rear.

Conservatory

2.82m x 2.42m

Two double-glazed windows to the rear and one to the side. Double-glazed door to the rear. Radiator. Plumbing for a washing machine. Work surfaces.

Landing

Loft access. Doors to all rooms.

Bedroom 1

3.31m x 3.69m

Double-glazed window to the front. Radiator. Double bedroom.

Bedroom 2

3.31m x 3.69m

Double-glazed window to the rear. Radiator. Double bedroom.

Bedroom 3

1.88m x 2.54m

Double-glazed window to the front. Radiator. Single bedroom.

Wet Room

1.88m x 2.0m

Shower, low-level WC, and wash hand basin with vanity unit. Radiator. Obscure double-glazed window to the rear.

Garden

Enclosed, paved garden.

Agents Notes

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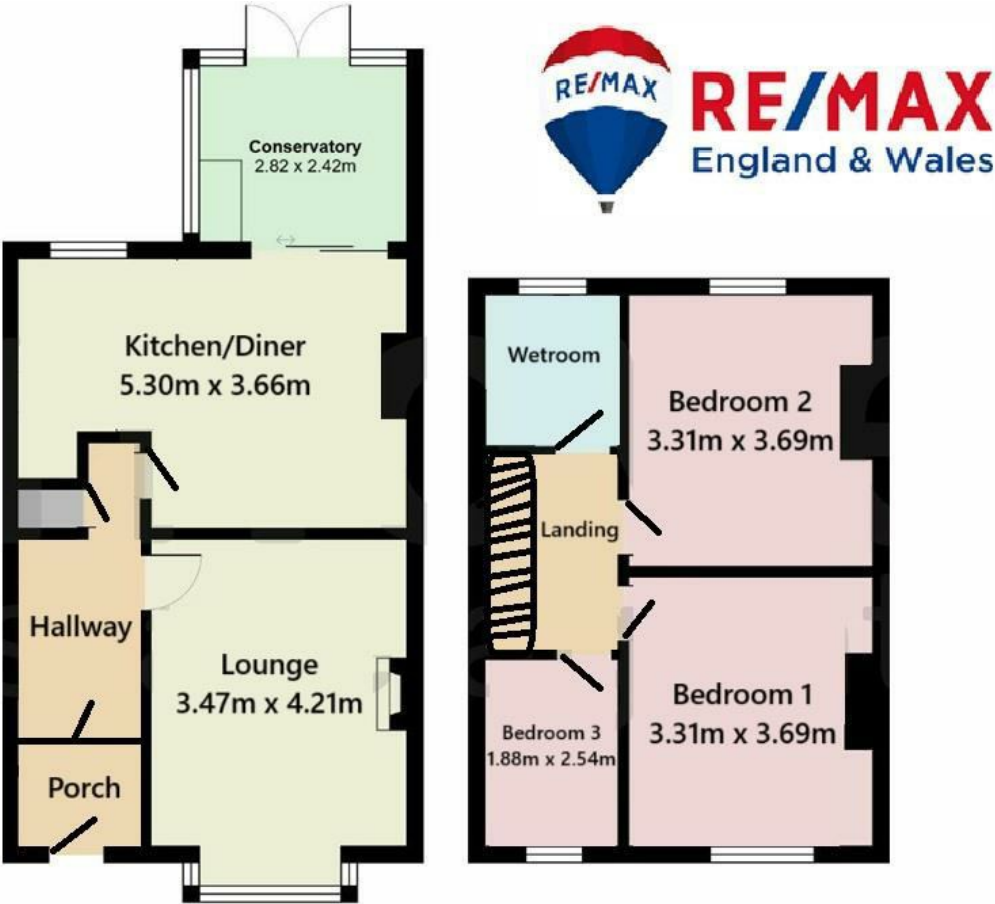
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

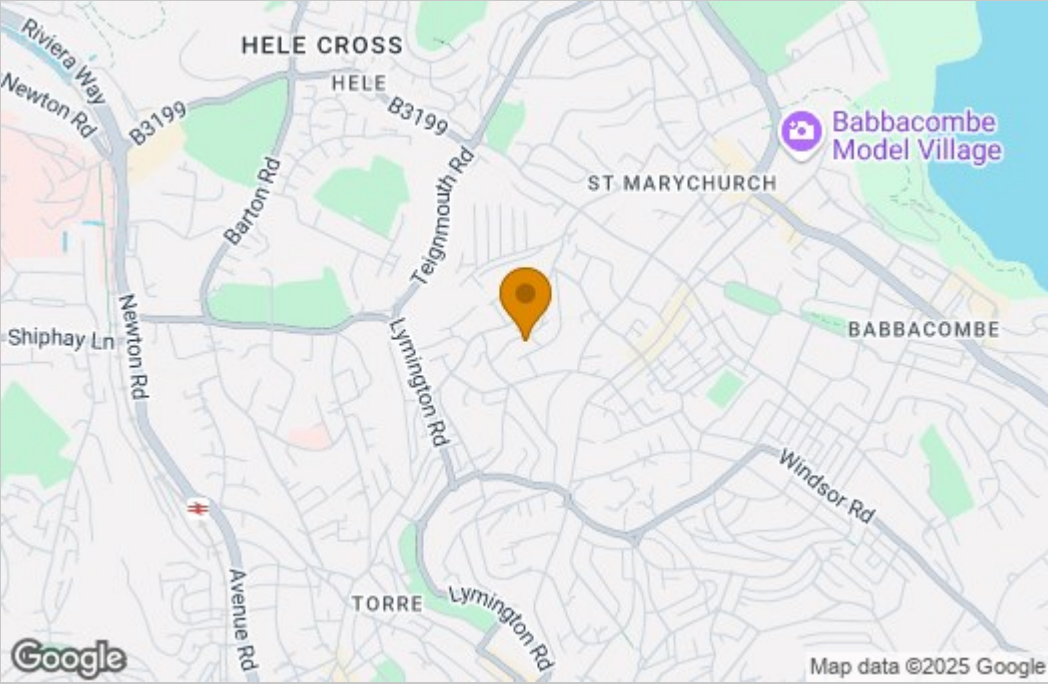
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Floor Plan

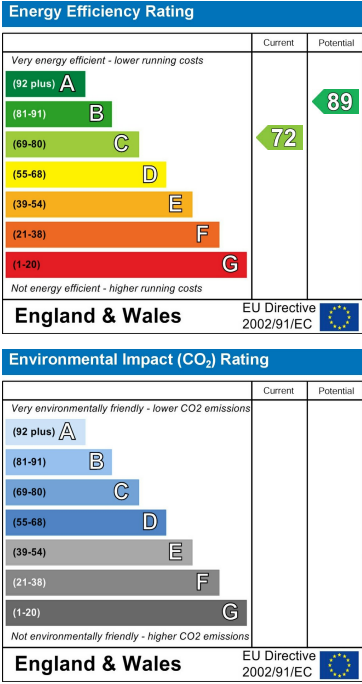


All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph



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