



**Connells**

St. Edmunds Road  
Torquay



## Property Description

Occupying a level position conveniently located for access to St. Marychurch is this end terraced house. On the ground floor is a lounge/diner, kitchen and bathroom. On the 1st floor are 3 bedrooms. The property is double glazed and has gas central heating. Garage and patio garden with potential for further parking. The property is in need of some updating and is offered for sale with no onward chain.

### LOCATION AND AREA:

Torquay originated as a Victorian spa, later becoming a much loved tourist destination with its long sandy beach at Tor Abbey and more secluded beaches at Meadfoot, Babbacombe and Oddicombe; Torbay is often referred to as the English Riviera. Torquay Harbour and Marina are situated at the bottom end of the town, just a short walk from Tor Abbey Sands and offers a range of shops, cafes and restaurants; many of whom serve fresh local seafood and locally sourced produce.

### GETTING AROUND THE SOUTH WEST

**By Train:** The main railway station at Torquay is located near the seafront and has direct services to London Paddington, Birmingham and Bristol.

**By Air:** Exeter Airport is just 26 miles away offering both International and UK flights throughout the year.

**Regional Cities and Places of Interest:** The county town of Exeter is approximately 25 miles away and the historic naval city of Plymouth 32 miles. Dartmoor National Park is approximately 15 miles away.

## 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 £300 inc VAT towards the preparation cost of the pack.

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.

## Entrance Hall

Double glazed door to front, door to:

## Lounge

12' 4" max x 14' max ( 3.76m max x 4.27m max )

Double glazed window to front, fireplace. Radiator. Stairs up centre of the room separating the lounge from the dining room.

## Dining Area

14' 3" max x 12' 6" max ( 4.34m max x 3.81m max )

Under stairs storage cupboard, radiator. Cupboard and shelving set into recess. Doors to:

## Kitchen

10' 10" x 9' 7" ( 3.30m x 2.92m )

Fitted with a matching range of wall and base mounted units and drawers with roll edge work surface over. Single bowl stainless steel sink unit with mixer tap. Fitted electric oven and gas hob with cooker hood above. Spaces for washing machine and fridge/freezer. Central heating boiler, radiator. Tiled flooring, double glazed window and door to rear.

## Bathroom

Fitted with a modern matching 3 piece white suite comprising of: Panelled bath with electric shower, low level WC and wash hand basin with mixer tap set into vanity unit with cupboard below and either side. Fitted shelving, radiator. Tiled flooring, double glazed window to rear, extractor fan.

## 1st Floor Landing

Doors to;

## Bedroom 1

11' 8" to front of built in wardrobes x 11' 10" max ( 3.56m to front of built in wardrobes x 3.61m max )

Fitted wardrobes along 1 wall, over bed storage cupboards and bedside tables. Double glazed windows to front, radiator.

## Bedroom 2

11' 11" x 9' 2" ( 3.63m x 2.79m )

Double glazed window to rear. Fitted over stairs shelving. Access hatch to loft space with ladder, radiator.

## Bedroom 3

8' 10" x 5' 2" ( 2.69m x 1.57m )

Double glazed window to side, radiator.





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/TQY313519](http://connells.co.uk/Property/TQY313519)**



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.

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