



**Connells**

Hyfield Gardens  
Torquay



### Property Description

Introducing a charming 3-bedroom flat in Hyfield Gardens, Torquay. This residence boasts off-road parking and serene private gardens, providing a perfect blend of convenience and tranquility. Explore spacious interiors and a well-designed layout, offering comfort and a touch of elegance. Embrace the allure of a prime location in Torquay, where modern living meets natural beauty!

### 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.



## Entrance

Collapsible electric staircase for wheelchair access (currently not working) with electric door to;

## Porch

Controls for staircase (currently not working) cupboard housing the electric consumer unit and doors to;

## Entrance Hall

Radiator, doorway to kitchen and doors to;

## Bedroom

12' 9" x 7' 10" ( 3.89m x 2.39m )  
Double glazed window to front and radiator.

## Bedroom

13' 1" x 12' 9" ( 3.99m x 3.89m )  
Double glazed window to side enjoying distant countryside views, radiator.

## Wet Room

Fitted with a modern white suite comprising of; Shower area with electric shower, low level WC and wall mounted wash hand basin, radiator, store cupboard with shelving, double glazed window to side.

## Kitchen

16' 4" x 6' 6" ( 4.98m x 1.98m )  
Fitted with a modern range of wall abase units and drawers with roll edge work surface over, single bowl stainless steel sink unit with mixer tap, fitted electric oven with integrated microwave above and electric hob, integrated fridge freezer and washing machine, inset ceiling spotlights, breakfast bar, cupboard housing the central heating boiler, double glazed window to side enjoying a superb open outlook, door to;

## Lounge

17' x 11' 1" ( 5.18m x 3.38m )  
Double glazed window to side enjoying distant countryside views, storage cupboard and radiator, door to;

## Bedroom

17' max x 11' 9" max ( 5.18m max x 3.58m max )  
Double glazed window to rear, radiator

## Outside

To the front of the property is an allocated parking space, a gate gives access to the garden which is laid partly to lawn with flower bed borders and shed.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01803 213 641**  
**E [torquay@connells.co.uk](mailto:torquay@connells.co.uk)**

115 Union Street  
 TORQUAY TQ1 3DW

Council Tax Band: B

**EPC Rating: E**

**view this property online [connells.co.uk/Property/TQY313354](https://www.connells.co.uk/Property/TQY313354)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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