



Connells

Derwent Road
Torquay



Property Description

Welcome to this charming and spacious three-bedroom mid-terraced house, thoughtfully designed to accommodate comfortable family living. This inviting property boasts a well-appointed master bedroom complete with a private en-suite bathroom, perfect for added convenience and privacy.

On the ground floor, you'll find two generous reception rooms, ideal for entertaining guests or creating distinct living and dining areas. A practical utility room provides extra storage and laundry space, ensuring a clutter-free home environment. The kitchen is well-equipped, with direct access to the outdoors.

Step outside to discover a lovely rear garden, a private retreat offering ample space for gardening, outdoor dining, or relaxing with family and friends. This home seamlessly blends comfort with functionality, offering versatile spaces and a warm atmosphere, making it a perfect choice for those seeking a welcoming family residence.

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 stati

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 Porch

Double glazed door to front, door to:

Entrance Hall

Stairs rising to 1st floor with under stairs storage cupboard. Radiator and doors to:

Dining Room

12' 9" x 10' 7" (3.89m x 3.23m)

Double glazed window to rear, vertical panelled radiator. Glazed door to kitchen and double doors to:

Lounge

12' 11" into bay x 12' 11" max (3.94m into bay x 3.94m max)

Double glazed bay window to front, coal effect gas fire with mantle and surround, vertical panelled radiator.

Kitchen

12' 6" x 9' 9" (3.81m x 2.97m)

Fitted with a modern matching range of wall and base mounted units and drawers with roll edge work surface over. 1.5 bowl sink unit with expandable mixer tap. Fitted electric oven and hob with cooker hood above. Integrated microwave and dishwasher, space for American style fridge/freezer. Central heating boiler, double glazed window to rear. Connecting door to hallway and door to:

Utility Room

11' 10" x 5' 5" (3.61m x 1.65m)

Spaces for washing machine and tumble dryer. Double glazed windows to side and rear, double glazed door to rear.

1st Floor Landing

Stairs to loft, doors to bedrooms and doorway to:

Dressing Area

7' 3" x 4' 8" (2.21m x 1.42m)

Domed skylight, radiator. Door to:

Bathroom

Fitted with a matching 3 piece white suite comprising of: Panelled bath with mains shower, low level WC and wash hand basin with mixer tap set into vanity unit with cupboard below. Double glazed window to side, tiled walls and flooring, radiator.

Bedroom 1

12' 7" x 10' 9" max (3.84m x 3.28m max)

Double glazed window to rear, radiator. Doorway with steps down to:

Ensuite

Fitted with a modern matching 3 piece white suite comprising of: Shower cubicle with mains shower, low level WC and wash hand basin with mixer tap set into vanity unit with cupboard below. Radiator and extractor fan.

Bedroom 2

11' 10" x 8' 4" max (3.61m x 2.54m max)

Double glazed window to front, radiator.

Bedroom 3

8' 7" x 7' 6" (2.62m x 2.29m)

Double glazed window to front, radiator.

Loft

15' 4" max x 13' 3" (4.67m max x 4.04m)

Overall measurements as separated into 2 areas. Some limited head height with part sloping ceiling. Stairs up from landing. 2 double glazed skylight windows to rear, access to eaves storage.

Outside

To the front of the property is a small paved garden. To the rear, the garden is level with a decked sun terrace, lawn and stone chipped bedding area. A gate gives access to the rear service lane.





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



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115 Union Street
 TORQUAY TQ1 3DW Council Tax Band: C EPC Rating: E

view this property online connells.co.uk/Property/TQY313578

Tenure: Freehold



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Property Ref: TQY313578 - 0014