



Connells

Babbacombe Road  
Torquay



## Property Description

A spacious period mid-terraced house located between the popular area of Wellswood and Torquay harbour and on a bus route. In need of updating and modernising. On the ground floor is a bedroom with ensuite, lounge, utility room and further reception room. On the first floor is 4 bedrooms, 3 bathrooms. There is an enclosed courtyard to the rear and small garden to the front. Property 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 City 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 Porch

Wooden door to front and double glazed door to hallway.

## Entrance Hall

Stairs rising to first floor with understairs storage cupboard, radiator and doors to:

## Lounge

14' 9" into bay x 15' 5" max ( 4.50m into bay x 4.70m max )

Bay window to front, fireplace with mantle and surround. space for an electric fire and radiator.

## Bedroom

12' 10" max x 12' 4" max ( 3.91m max x 3.76m max )

Double glazed window to rear, cupboards either side of chimney breast, radiator and doorway to;

## Ensuite

Fitted with a 3 piece suite comprising of shower cubicle with electric shower, low level WC, wall mounted wash hand basin, radiator, extractor fan, shaver point and light.

## Inner Hallway

Storage cupboard with shelving.

## Utility area

Space for washing machine and double glazed window.

## Kitchen

9' 10" x 8' 1" + recess ( 3.00m x 2.46m + recess )

Fitted with wall and base mounted with work top over, 1 1/2 bowl ceramic sink with mixer tap, gas cooker point, radiator, double glazed window to side and doorway to;

## Utility Room

9' 2" x 7' 8" ( 2.79m x 2.34m )

Wall and base mounted units with work top over, single bowl stainless steel sink unit with mixer tap, spaces for washing machine and slimline dishwasher.

## Further Reception

14' 5" max x 8' 1" max ( 4.39m max x 2.46m max )

Opening to loft space, radiator, double glazed patio doors to rear courtyard.

## 1st Floor Landing

A gallery style split level landing with shelving and skylight, doors to;

## Bedroom

13' 1" x 10' 3" max + recess ( 3.99m x 3.12m max + recess )

Double glazed window and electric heater.

## Bathroom

Fitted with a 3 piece suite comprising of panelled bath with mixer tap and shower attachment, WC and pedestal washhand basin. double glazed window and extractor fan.

## Bedroom

12' 10" max x 12' 5" max ( 3.91m max x 3.78m max )

Double glazed window, cupboards to either side of chimney breast, radiator, door to;

## Ensuite

Fitted with a matching 3 piece suite comprising of shower cubicle with electric shower, low level WC, wall mounted wash hand basin, extractor fan, shaver point and light.

## Bedroom

14' 11" max into bay x 11' 11" max ( 4.55m max into bay x 3.63m max )

Bay window to front, fitted wardrobe, radiator and door to;

## Ensuite

Fitted with a 2 piece suite comprising of shower cubicle with electric shower, wash hand basin and extractor fan.

## Bedroom

8' 7" x 7' ( 2.62m x 2.13m )

Window to front.





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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115 Union Street  
 TORQUAY TQ1 3DW Council Tax Band: B

**EPC Rating: E**

**view this property online [connells.co.uk/Property/TQY313266](http://connells.co.uk/Property/TQY313266)**

Tenure: Freehold



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