



Connells  
FOR SALE

160

Connells

Babbacombe Road  
Torquay



### Property Description

Welcome to this charming 2-bedroom flat located on Babbacombe Road, Torquay. This delightful property boasts its own private front door and convenient parking. Ideally situated, it offers easy access to the picturesque Babbacombe Downs, perfect for leisurely strolls and stunning sea views. Local shops and bus routes are just a stone's throw away, ensuring that all your daily needs are met with ease. Whether you're a first-time buyer or looking to downsize, this well-appointed flat provides a perfect blend of comfort and convenience. Don't miss out on this fantastic opportunity to enjoy the best of Torquay living!

### 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 and stairs to;

## Landing

Store cupboard, radiator and loft access.

## Lounge

Irregular Shaped Room 14' x 10' 10" ( 4.27m x 3.30m)

Double glazed window to front, radiator,

## Kitchen

12' 1" max x 6' 5" max ( 3.68m max x 1.96m max )

Modern kitchen fitted with matching wall and base units with work surface over, single bowl stainless steel sink with mixer tap, electric oven and hob, breakfast bar, central heating boiler, double glazed window to front, radiator,

## Bedroom 1

8' 5" x 11' 5" ( 2.57m x 3.48m )

Double glazed window to rear and radiator.

## Bedroom 2

11' 4" max x 6' 6" into bay ( 3.45m max x 1.98m into bay )

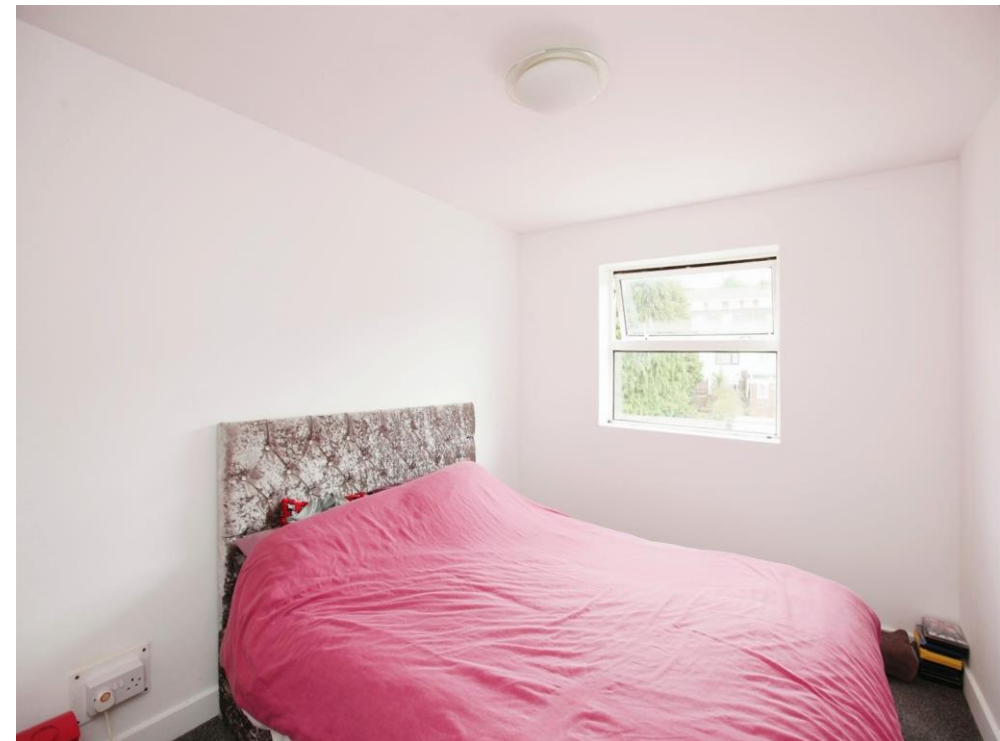
Double glazed window to rear and radiator.

## Bathroom

Modern white suite comprising of shower bath with mains shower, low level WC, wash hand basin with mixer tap in vanity unit with cupboard and extractor fan.

## Outside

Wooden decking and parking.





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

**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: D**

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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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