



**Connells**

St. Margarets Road  
Torquay





### Property Description

Located in the heart of St Marychurch, this spacious period terraced house offers a wonderful opportunity to create your dream home. The property boasts three generous bedrooms, providing ample space for family living or guest accommodation. With three inviting reception rooms, there is plenty of room for entertaining and relaxation.

Although in need of updating, the house presents a fantastic canvas to add your personal touch and modernise to your taste. Off-road parking ensures convenience, a valuable feature in this popular area.

Ideally situated close to the charming shops and bistros of St Marychurch, and just a short stroll from the picturesque Babbacombe Downs, this home combines the best of both convenience and character. Don't miss the chance to transform this period property into a stylish and comfortable residence.

### 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.

## Lounge

Irregular Shaped Room 13' 11" into bay x 14' 2" max ( 4.24m into bay x 4.32m)

Double glazed bay window to front. gas fire, radiator, door to;

## Dining Room

Irregular Shaped Room 11' 8" min x 11' 4" ( 3.56m min x 3.45m)

Double glazed window to rear, radiator.

## Breakfast Room

Irregular Shaped Room 12' 2" into recess x 10' 10" ( 3.71m into recess x 3.30m)

Double glazed window to side, gas fire, radiator, storage cupboards.

## Kitchen

Irregular Shaped Room 11' 8" x 6' 3" ( 3.56m x 1.91m)

Matching wall and base units, single bowl sink, gas cooker point, spaces for appliances, double glazed window to side, sliding door.

## Sun Room

11' 2" x 10' 11" max ( 3.40m x 3.33m max )

Double glazed window to side and rear, double glazed door to side.

## W.C

Low level WC.

## Landing

Access to loft, storage cupboard.

## Bedrom 1

Irregular Shaped Room 13' 6" x 11' 10" + bay ( 4.11m x 3.61m)

Double glazed bay window to front, gas fire, radiator.

## Bedroom 2

12' 7" max narrowing to x 11' 7" max ( 3.84m max narrowing to x 3.53m )

Double glazed window to rear, gas fire, radiator.

## Bedroom 3

11' 10" max x 6' ( 3.61m max x 1.83m )

Double glazed window to front.

## Bathroom

Panelled bath, shower cubicle with electric shower, low level WC, wash hand basin, central heating boiler, double glazed window to the rear, storage cupboard.

## Loft Room

2 skylights, partially converted.

## Outside

Mainly concreted and paved for ease of maintenance, off road 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

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115 Union Street  
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Council Tax Band: D

**EPC Rating: D**

**view this property online [connells.co.uk/Property/TQY313496](http://connells.co.uk/Property/TQY313496)**



Tenure: Freehold



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