



Connells

Hyfield Gardens
Torquay



Property Description

Welcome to this stunning 2-bedroom apartment located in the prestigious Hyfield Gardens, Torquay. This delightful property offers a perfect blend of luxury and convenience, featuring a spacious balcony with breathtaking sea views, ideal for relaxing or entertaining. The property needs some updating.

Enjoy panoramic sea views and serene mornings or evenings from your private balcony.

Beautifully maintained communal gardens provide a peaceful retreat and a space to enjoy nature.

Take advantage of the communal swimming pool, perfect for relaxation and exercise.

Feel secure with a robust entry system ensuring safety and privacy.

Benefits from a dedicated garage and ample residents parking for convenience and peace of mind.

This apartment combines luxury living with practical amenities, making it an ideal home for those seeking comfort and elegance in a prime location. Don't miss the opportunity to make this exquisite property your new home.

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.

Communal Entrance

Security entry system, stairs to 2nd floor.

Entrance Hall

Security entry system, store cupboard, airing cupboard with shelving, radiator.

Lounge/Diner

18' 6" x 11' 3" max (5.64m x 3.43m max)

Double glazed window to side with superb harbour and sea views, double glazed doors to balcony with stunning views.

Kitchen

9' 10" x 7' 10" (3.00m x 2.39m)

Matching wall and base units, fitted electric oven and gas hob, new central heating boiler, concealed integrated fridge/freezer, space for washing machine and slimline dishwasher, double glazed windows to front and side.

Bedroom 1

11' 8" x 9' 9" (3.56m x 2.97m)

Double glazed window to side, double wardrobe, radiator.

Bedroom 2

9' 9" + door recess x 8' 1" (2.97m + door recess x 2.46m)

Double glazed window to rear- open views towards Haytor, double wardrobe, radiator.

Shower Room

Shower cubicle with electric shower, low level W.C, stainless steel circular sink in vanity unit, double glazed window, radiator.

Outside

Community well maintained lawned area-seaviews, community swimming pool, garage in block, residents 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

To view this property please contact Connells on

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115 Union Street
 TORQUAY TQ1 3DW Council tax band C

EPC Rating: C

view this property online connells.co.uk/Property/TQY313721

This is a Leasehold property with details as follows; Term of Lease 999 years from 07 Sep 1998. 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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