



Connells

Blindwylle Road
Torquay



Property Description

Situated in the quiet cul-de-sac of Blindwylle Road, this spacious 3-bedroom Semi-Detached home is now coming to the market with no onward chain. Boasting a spacious layout both inside and outside, this property has been a happy home for many years and is now ready for a new home owner to put their stamp on it make it their own. The particularly unique feature of this home is the stunning sea view from the front of the property that can be enjoyed from the comfort of the sunny patio area which perfect for al fresco dining.

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

Regional Cities and Places of Interest: The county town 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.

Living / Dining Room

12' max x 21' 5" max (3.66m max x 6.53m max)

PVC Double Doors to Both Front and Rear Gardens, Carpet Flooring, Traditional Style Fireplace, Television point, radiator

Kitchen

7' 4" x 10' 4" (2.24m x 3.15m)

White Base and Wall Units with Laminate Worktop Over, Integrated Oven and Gas Hob, Cooker Hood, Integrated Sink and Drainer, space for Dishwasher Tiled Splashback, Wood Effect Laminate Flooring, Window to the rear aspect

Utility Room

5' 8" x 5' 2" (1.73m x 1.57m)

Double Glazed PVC window to Front and Side Aspect, Laminate Worktop Over Space for Washing machine/Dryer and Base unit for storage. Tiled flooring, Doorway to kitchen

Downstairs Wc

Close Coupled WC & Small Wash Hand Basin, Double Glazed PVC Window to rear aspect

Bedroom 1

9' 11" x 11' 2" (3.02m x 3.40m)

PVC Double Glazed window to the front aspect with sea views, carpet flooring, fitted wardrobes with Mirrored Front, Radiator.

Bedroom 2

9' 11" x 11' (3.02m x 3.35m)

Window to the rear aspect overlooking rear gardens, carpet flooring, radiator, Fitted Storage cupboards, door to landing

Bedroom 3

8' 3" x 7' 11" (2.51m x 2.41m)

Window to the Front Aspect with Sea Views, Carpet flooring, Door to Landing

Bathroom

Tiled Walls, Laminate Flooring, Built in Double Ended Bath with Shower Over, Sleek Modern Glass Basin, Close Coupled WC, 2 x PVC windows to rear aspect





Ground Floor



First Floor

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

T 01803 213 641
E torquay@connells.co.uk

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

EPC Rating: D

view this property online connells.co.uk/Property/TQY313520

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.

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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