





Property Description

Charming Three-Bedroom Terraced Home on Arden Drive, Torquay

Nestled in a popular residential area, this well-presented three-bedroom terraced house on Arden Drive offers a perfect blend of comfort, space, and convenience-ideal for families, first-time buyers, or investors alike.

Step inside to find a bright and welcoming living area, a spacious kitchen/diner, and three well-proportioned bedrooms, offering plenty of space for modern living. The property also benefits from a large rear garden-perfect for outdoor entertaining, gardening enthusiasts, or simply relaxing in the sun.

Located in a quiet and friendly neighbourhood, the property enjoys easy access to local schools, shops, and transport links. On-street parking is available directly outside the property, adding to the convenience.

This delightful home presents an excellent opportunity to enjoy a peaceful lifestyle while remaining close to all that Torquay has to offer.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 10' 2" x 20' (3.10m x 6.10m)

Dining Room

Irregular Shaped Room 25' 8" x 9' 5" (7.82m x 2.87m)

Kitchen

6' 10" x 10' 2" (2.08m x 3.10m)

Bedroom 1

10' 5" x 9' 4" (3.17m x 2.84m)

Bedroom 2

7' 4" x 10' 2" (2.24m x 3.10m)

Bedroom 3

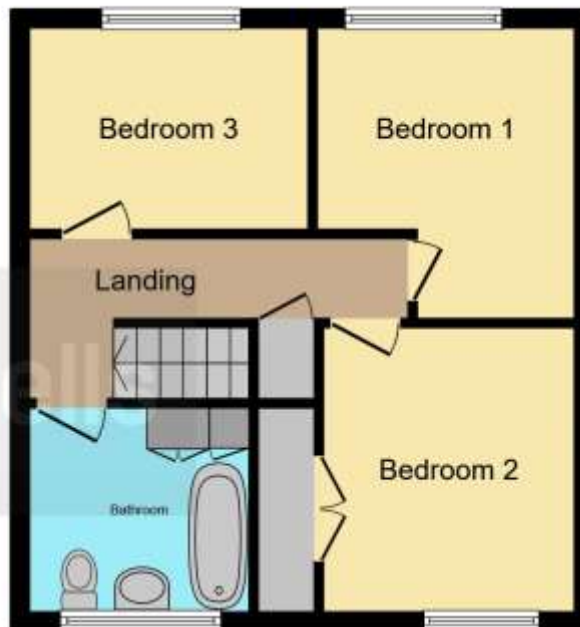
9' 5" x 10' 6" (2.87m x 3.20m)

Bathroom





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

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EPC Rating: D Council Tax
 Band: B

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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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