





### Property Description

2-Bedroom Mid-Terraced House - Plainmoor Road, Torquay - In Need of Modernisation

An exciting opportunity to acquire this two-bedroom mid-terraced property, ideally situated on the popular Plainmoor Road in Torquay. Offering excellent potential, this home is perfect for buyers looking to put their own stamp on a property or investors seeking a renovation project.

The accommodation comprises a good-sized living room, a separate dining area, family bathroom and a kitchen to the rear, with access to the garden. Upstairs, there are two well-proportioned bedrooms.

Externally, the property benefits from a private rear garden with scope for landscaping, and there is on-street parking available to the front.

Conveniently located close to local shops, schools, public transport links, and just a short distance from Torquay town centre and seafront, this home offers both practicality and potential.

Offered with no onward chain, early viewing is recommended.

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.

### 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

### Entrance Hall

Double glazed front door and radiator.

### Lounge

11' 8" x 9' 6" ( 3.56m x 2.90m )

Double glazed window to front. Radiator

### Dining Room

11' 7" x 9' ( 3.53m x 2.74m )

Double glazed window. Radiator.

### Kitchen

10' 3" x 9' 10" ( 3.12m x 3.00m )

Double glazed window overlooking rear, wall and base units, tiled



splashbacks, stainless steel sink and drainer, space for washing machine, fridge and gas cooker.

### **Bedroom 1**

12' 1" x 9' 2" ( 3.68m x 2.79m )

Aluminium double glazed window to front, Radiator.

### **Bedroom 2**

12' 2" x 9' 2" ( 3.71m x 2.79m )

Aluminium double glazed window to front. Radiator.

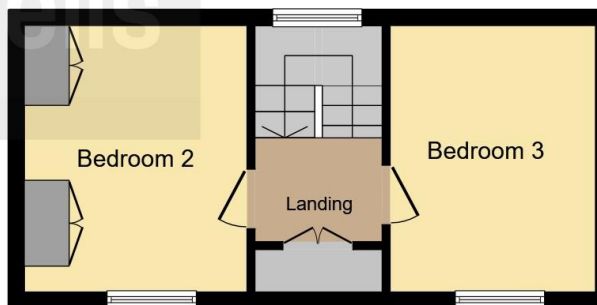
### **Wet Room**

Double glazed window to rear. Radiator, WC, wash hand basin and shower.





**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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/TQY314286](http://connells.co.uk/Property/TQY314286)**

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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Property Ref: TQY314286 - 0003

