





Property Description

This stunning three-bedroom terraced house on The Reeves Road has been fully renovated and thoughtfully extended, offering a perfect blend of modern style, comfort, and practicality.

Step inside to a bright and contemporary interior, featuring an open-plan layout ideal for family living and entertaining. The spacious lounge flows seamlessly into a stylish, fully fitted kitchen with quality appliances and sleek finishes. A dining area opens out to the rear garden, flooding the space with natural light.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom, all finished to a high standard. Every detail has been carefully considered, making this a home that's ready to move straight into.

Outside, the landscaped tiered garden provides a private retreat, with a mix of patio and planted areas designed for easy maintenance and year-round enjoyment. To the rear, a garage offers secure parking or additional storage.

Located in a popular residential area of Torquay, the property is within easy reach of local schools, shops, and transport links, while being just a short distance from the town centre, seafront, and beaches.

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.

Ground Floor

Lounge

18' 3" x 22' 3" max (5.56m x 6.78m max)

Kitchen/Diner

17' 2" x 8' 6" max (5.23m x 2.59m max)

First Floor

Bedroom 2

17' 2" + bay window x 9' 7" (5.23m + bay window x 2.92m)

Bedroom 3

10' 4" x 11' 7" max (3.15m x 3.53m max)

Bathroom

Bath, WC and wash hand basin

Second Floor

Bedroom 1

13' 4" x 22' 5" (4.06m x 6.83m)

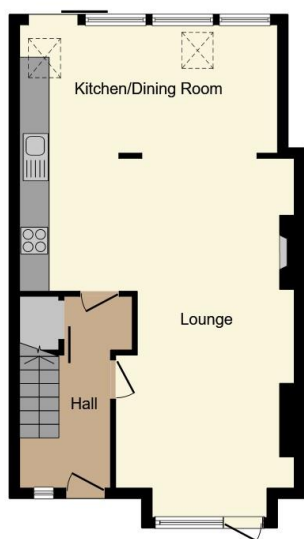
Ensuite

Shower, WC and wash hand basin

Garage/Utility

14' 8" x 14' 1" (4.47m x 4.29m)

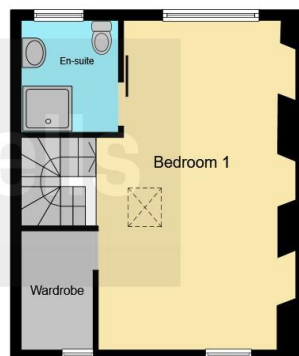




Ground Floor



First Floor



Second Floor



Outbuilding

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

EPC Rating: Awaited
 Council Tax Band: B

view this property online connells.co.uk/Property/TQY314461

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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