





Property Description

An extended house situated in this popular residential location, within a short walking distance of excellent local schools including Sherwell Valley Primary School and the Torquay Boys' and Girls' Grammar Schools and also within walking distance of Torbay hospital. The open spaces of Armanda Park and Cockington Valley are a short distance away. There are local shopping areas nearby and bus services operating to other areas of the town. There is good road access via the ring road to the neighbouring towns of Paignton and Brixham, while the South Devon Expressway gives good access to Newton Abbot and Exeter.

The house offers family sized accommodation with gas fired central heating and double glazing and has a loft room extension. Outside are good sized, mainly lawn gardens to both front and rear.

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.

Accommodation

PVC obscure double glazed front door and side window opening to the

Entrance Porch

Cupboard housing the electricity meter and consumer box. Half glazed inner door to the

Hall

Wood effect flooring. Under stairs storage recess. Radiator.

Spacious Living Area

15' 5" x 15' 3" (4.70m x 4.65m)

Large PVC double glazed window and half double glazed door overlooking and opening onto the rear garden with views over the surrounding area. Chimney breast with a shelf surround. Radiator.

Kitchen

9' 4" x 12' 8" (2.84m x 3.86m)

Large PVC double glazed window overlooking the front garden. Fitted with a range of units in a wood grain effect finish comprising floor base cupboards and drawers with roll edge work top areas and a stainless steel sink unit. Tiled surrounds. Matching wall cupboards, shelving and tall cupboard. Worcester Greenstar gas fired boiler. Space for an electric cooker with a cooker hood over. Space for a washing machine, dish washer and a fridge/freezer. Radiator. Wood effect flooring.

Stairs with a hand rail lead from the hall to the

First Floor

Landing

Built in linen/storage cupboard.

Bedroom 1

9' 3" x 13' 3" (2.82m x 4.04m)

Large PVC double glazed window overlooking the rear garden with open views over the surrounding area. Built in double wardrobe with a hanging rail and shelf. Radiator.

Bedroom 2

9' 2" x 12' 5" (2.79m x 3.78m)

Large PVC double glazed window overlooking the front garden and the surrounding area. Built in double wardrobe with a hanging rail and shelf. Coved ceiling. Radiator.

Bedroom 3

5' 9" x 8' 7" (1.75m x 2.62m)

Large PVC double glazed window overlooking the rear garden with open views over the surrounding area. Coved ceiling. Radiator.

Landing

with a Velux style roof window. Storage cupboard and access to the eaves area. Door to

Loft Room

12' 2" x 11' 5" max (3.71m x 3.48m max)

with a Velux style roof window. Part sloped ceilings. Radiator. Strip lights. Access to the eaves area.

Outside

Sloping Front Garden which is mainly lawn with a gravelled shrub border and sloping concrete pathway and three steps lead down to the front door. Low wall and fence boundaries. Outside light and water tap.

Long Rear Garden enclosed by fences and enjoying a sunny aspect. Immediately behind the house is a wooden deck terrace and sitting area opening onto a mainly lawn garden.

There is roadside parking available.





To view this property please contact Connells on

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115 Union Street
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/TQY314715



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