





Property Description

A Substantial Detached Home in the Heart of Torquay holding a prominent position along sought-after Babbacombe Road, this impressive residence offers exceptional space and versatility. The vendor has invested in 3 phase electric, meaning subject to planning permission, it could easily be converted in to separate dwellings with multiple configurations making it the perfect investment opportunity for commercial use. Set over three well-planned levels, the property boasts six generous bedrooms, five reception rooms, and five bathrooms, creating a wealth of accommodation options to suit a wide range of lifestyles. Many of the rooms are light-filled with well-proportioned layouts, offering scope for both formal and informal living. Externally, the property is complemented by private gardens, providing outdoor space for relaxation and entertaining, as well as a driveway offering ample off-road parking. The garden is approximately 3/4 of an acre. The drive way/car park (a planning consideration) is ample to provide for seven car parking spaces, or more. Its enviable location places it within easy reach of Torquay's vibrant harbourside, beaches, and local amenities, while also benefiting from excellent transport links. With its scale, charm, and prime setting, 329 Babbacombe Road represents a rare opportunity to acquire a substantial home in one of Torquay's most desirable areas. Perfect opportunity for multi-generational living/income capitatisling on the home and Annex.

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.

Lower Ground Floor

Living Room

13' x 6' 2" (3.96m x 1.88m)

Utility

10' 6" x 7' 6" (3.20m x 2.29m)

Bathroom

Corner bath, WC and wash hand basin.

Bedroom 6

11' 4" max x 12' 7" max + window area (3.45m max x 3.84m max + window area)

Ground Floor

Lounge

20' 6" max x 11' 11" max inc chimney breast (6.25m max x 3.63m max inc chimney breast)

Dining Room

11' 9" max x 13' 1" max + window area (3.58m max x 3.99m max + window area)

Kitchen

10' 10" max x 11' 10" max (3.30m max x 3.61m max)

Shower Room

Shower, WC and wash hand basin

Bathroom

Bath, WC and wash hand basin.

Bedroom 7

10' 11" x 10' 3" (3.33m x 3.12m)
WC

Studio

10' 5" x 10' 11" (3.17m x 3.33m)

Office

23' 4" x 11' 4" + window area (7.11m x 3.45m + window area)
WC

First Floor

Bedroom 1

20' 7" x 12' max (6.27m x 3.66m max)

Bathroom

Bath, WC and wash hand basin.

Bedroom 4

9' 5" + Storage x 11' 10" + window area (2.87m + Storage x 3.61m + window area)

Bedroom 3

11' x 11' 11" + storage cupboard (3.35m x 3.63m + storage cupboard)

Bathroom

Bath, WC and wash hand basin.

Kitchen/Dining/Bedroom 6

21' 2" max x 14' 4" max (6.45m max x 4.37m max)

Bedroom 2

18' 1" max into window area x 13' 3" (5.51m max into window area x 4.04m)

Bedroom 5

11' 4" x 9' 11" (3.45m x 3.02m)





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: G

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Tenure: Freehold



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