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Water Meadows



Newton Abbot 6 miles Totnes 10 miles  
Exeter 21 miles Plymouth 38 miles

A modern two double bedroom apartment in Cockington with stunning sea views and only a minute's walk away from Livermead Sands.

- ONLINE AUCTION
- Two Double Bedroom Apartment
- Stunning Direct Sea Views
- Short Level Walk to Cockington and Torquay Seafront
- Holiday Letting and Pets Permitted
- Allocated and Visitor Parking
- Share of Freehold
- Service Charge circa £1,487.51 Biannually
- Lease Length Lease Length 999 years from March 2022
- Council Tax Band E

Guide Price £175,000

#### METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Wednesday 21st May 2025 at 5pm.

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

#### SITUATION AND DESCRIPTION

Water Meadows is situated in an exclusive residential area located close to the sunny south Devon coast. This pretty residential area is sandwiched between the beach, Cockington Valley and the ever popular Livermead and Chelston areas of Torquay. The medieval village of Cockington, noted in the Domesday Book, is a short stroll away, and surrounded by nearly 500 acres of parkland, lakes and woodland walks. The seafront and beach are equally as close, half a mile or so along the seafront is Torquay marina. The area is famous for year-round water sports and renowned for its naturally mild climate and award-winning beaches. Torquay train station is only a few minutes away. There are first class educational facilities on your doorstep, within a couple of miles are Torquay boys and girls grammar schools as well as a number of well-regarded state and private sector schools.

This second-floor apartment is situated in a modern development accessible by steps down from Roundhill Road or up from Cockington Lane. The property presents spacious accommodation with two bedrooms enjoying impressive bay views, light and airy open plan living space and modern kitchen. The property also benefits from allocated parking and an elevator within the building.

#### ACCOMMODATION

A spacious entrance hall with vestibule perfect for cloaks storage fronts this property. An open plan living space with ample room for lounge and dining spaces sits at the front of the building with views out to sea over the trees and the low speed rail bridge serving very limited train services. The living space has hard flooring throughout, spotlights, and almost floor to ceiling windows to showcase the wonderful views. A modern kitchen is accessed through an open doorway and comprises of grey floor-and-wall mounted units, gas hob with extractor over and oven inset underneath, stainless steel sink, inset dishwasher, and integrated washing machine/dryer. The kitchen also benefits from sea views through the window above the sink. Both double bedrooms are located to the sea-facing side of Water Meadows, and the principal bedroom can particularly enjoy these views through the large dual aspect sash windows. A family bathroom is almost entirely tiled and boasts a separate shower cubicle and bathtub with shower over, a WC with hidden cistern, and floating sink with mirror and glass shelf above. A window provides proper ventilation and there are spotlights inset. In addition, there is an additional WC with wash hand basin perfect for guest use.

#### OUTSIDE

Allocated and visitor parking is available on site, accessible from Cockington Lane.

#### SERVICES

Mains water, drainage, gas and electricity. Gas central heating.

#### TENURE

Share of Freehold, 999 years from March 2022. Holiday letting and pets permitted.

#### VIEWINGS

Strictly by prior appointment with Stags on 01803 200160.

#### DIRECTIONS

Travelling from Torquay harbour along the seafront towards Paignton, pass the Grand Hotel on your right and shortly after turn right into Cockington Lane, signed Cockington. To your left after passing under the rail bridge is Water Meadows.

#### PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

#### BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.

An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

#### DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction

#### LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

#### SOLICITOR ACTING

Wollens Solicitors, At Harbourside, 67 The Terrace, Torquay, TQ1 1DP

#### COMPLETION DATE

20 working days after the auction as shown in the legal pack.

#### DEFINITION OF AUCTION GUIDE & RESERVE

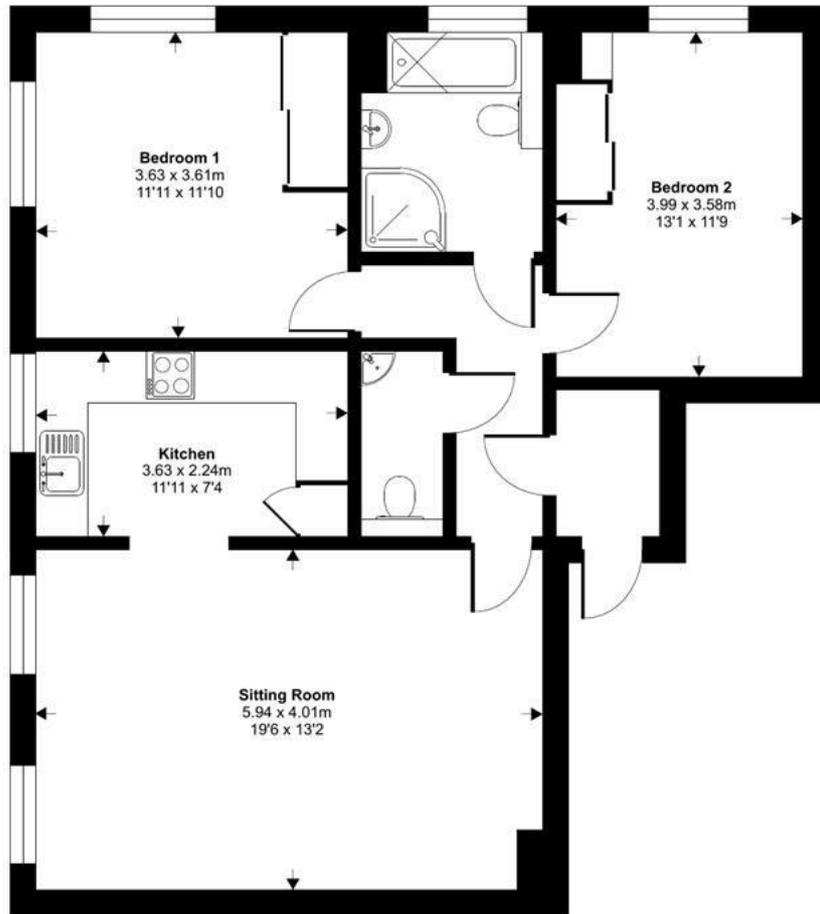
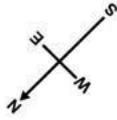
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

#### SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



Approximate Area = 807 sq ft / 75 sq m  
For identification only - Not to scale



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 870626

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	77	77
(69-80) C	(55-68) D		
(50-68) E	(35-54) F		
(1-49) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

6 Vaughan Parade, Torquay, TQ2 5EG

01803 200160

torquay@stags.co.uk

stags.co.uk