

Auction Date:
24th September
2026

Detached Cottage For Improvement And Repair With Large Garage

📍 Tudor Cottage, Lime Avenue, Torquay, Devon, TQ2 5JL

GUIDE PRICE

£130,000+ * + FEES



Scan the QR code to view the property online



CATEGORY

🏠 Vacant Residential

TENURE

🚩 Freehold

BEDROOMS

🛏 x 5

BATHROOMS

🚿 x 2

An opportunity to acquire a five-bedroom detached cottage with a unique garage/workshop. The property is situated in a central area of Torquay, close to the town centre and within easy reach of bus routes, shops, local schools and the harbour. The property would now benefit from refurbishment throughout.

GROUND FLOOR

Entrance, living room, kitchen, sun lounge, bedroom with en-suite bathroom with W.C. and garage/workshop.

FIRST FLOOR

Landing, four bedrooms and bathroom with W.C.

OUTSIDE

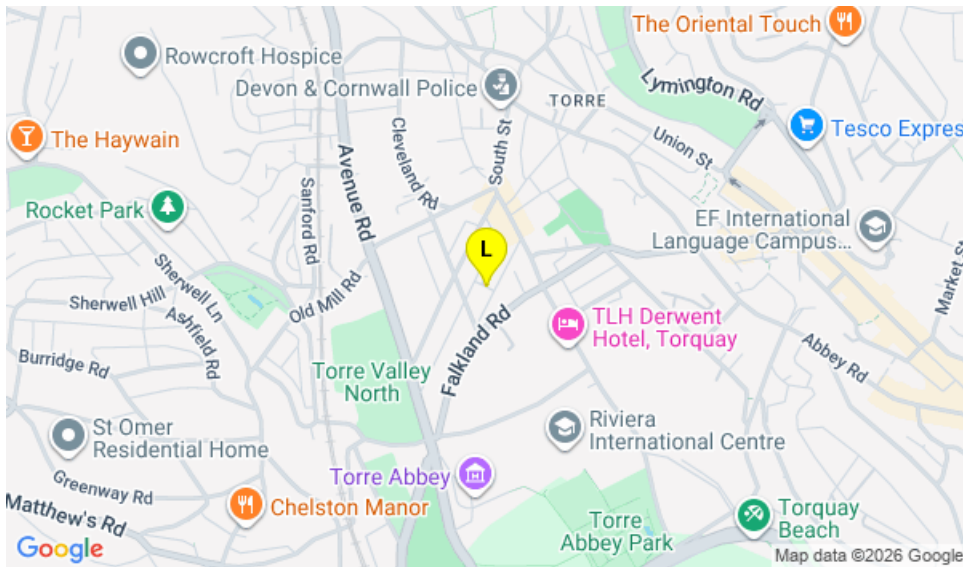
Courtyard accessed from gates from the road and the sun lounge.

EPC RATING

To be confirmed.

COUNCIL TAX BAND D

FREEHOLD WITH VACANT POSSESSION



The map and satellite images are based on postcode information and are available for directions only. They may not necessarily show the exact lot being offered, but will be in close proximity. Please refer to the sale plan in the legal documentation for precise details of the lot to be sold.

James Lofthouse/Audrey Smith
on [01392 366555](tel:01392366555)

Viewings by arrangement
with


Bettesworths

Bettesworths
[01803 212021](tel:01803212021)

Additional Pictures





Important

All lots are sold subject to the legal documentation which includes the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to [Buyers Fees](#)