



# Flat 4, 1 Old Torwood Road

Torquay, Devon, TQ1 1PR



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**Second Floor 2-Bedroom Apartment  
For Sale via Online Unconditional Auction  
Spacious Open Plan Lounge and Dining Area  
Two Good Sized Double Bedrooms – One with En-Suite  
Allocated Off-Road Parking Space**

## LOCATION

The property is situated on Old Torwood Road, a well-regarded residential area positioned close to Torquay's harbourside. This location offers convenient access to Torquay town centre, the marina, and an array of shops, restaurants, and amenities. The property is ideally placed for those seeking a coastal lifestyle, with Meadfoot Beach and the scenic South West Coast Path both within easy reach. The area is popular with both owner occupiers and investors due to its tranquillity and proximity to local amenities.

## DESCRIPTION

**Being sold via Secure Sale online bidding. Terms & Conditions apply.** This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A well-proportioned second floor apartment forming part of an attractive period building. The property offers spacious accommodation throughout, with a flexible layout including a generous open plan lounge and dining area, kitchen, two bedrooms, an en-suite and separate bathroom facilities. Internally, the property is presented in good order, with neutral décor and new carpeting throughout. The property would make an excellent main residence or buy-to-let investment, with strong demand for similar apartments in the area.

Ref No: 5486

Auction Guide Price £110,000 Leasehold

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The accommodation briefly comprises:-

## **LOUNGE**

15' 9" x 11' 0" (4.81m x 3.36m)

## **DINING**

13' 4" x 7' 10" (4.07m x 2.40m)

## **KITCHEN**

8' 0" x 7' 10" (2.43m x 2.38m)

## **BEDROOM 1**

15' 2" x 8' 2" (4.63m x 2.50m)

## **BEDROOM 2**

11' 7" x 10' 11" (3.54m x 3.33m)

## **EN-SUITE**

7' 9" x 3' 1" (2.37m x 0.93m)

## **BATHROOM**

5' 8" x 5' 0" (1.73m x 1.53m)

## **SEPARATE WC**

## **PARKING**

There is one parking space allocated to the flat at the front of the property. Further free parking is available on the street.

## **TENURE**

Leasehold (details to be confirmed). Vacant possession.

## **GUIDE PRICE**

£110,000.

## **EPC RATING C**

## **COUNCIL TAX BAND A**

## **VIEWING**

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021

## **AUCTIONEERS ADDITIONAL COMMENTS**

Pattinson Auctions are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

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The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer.

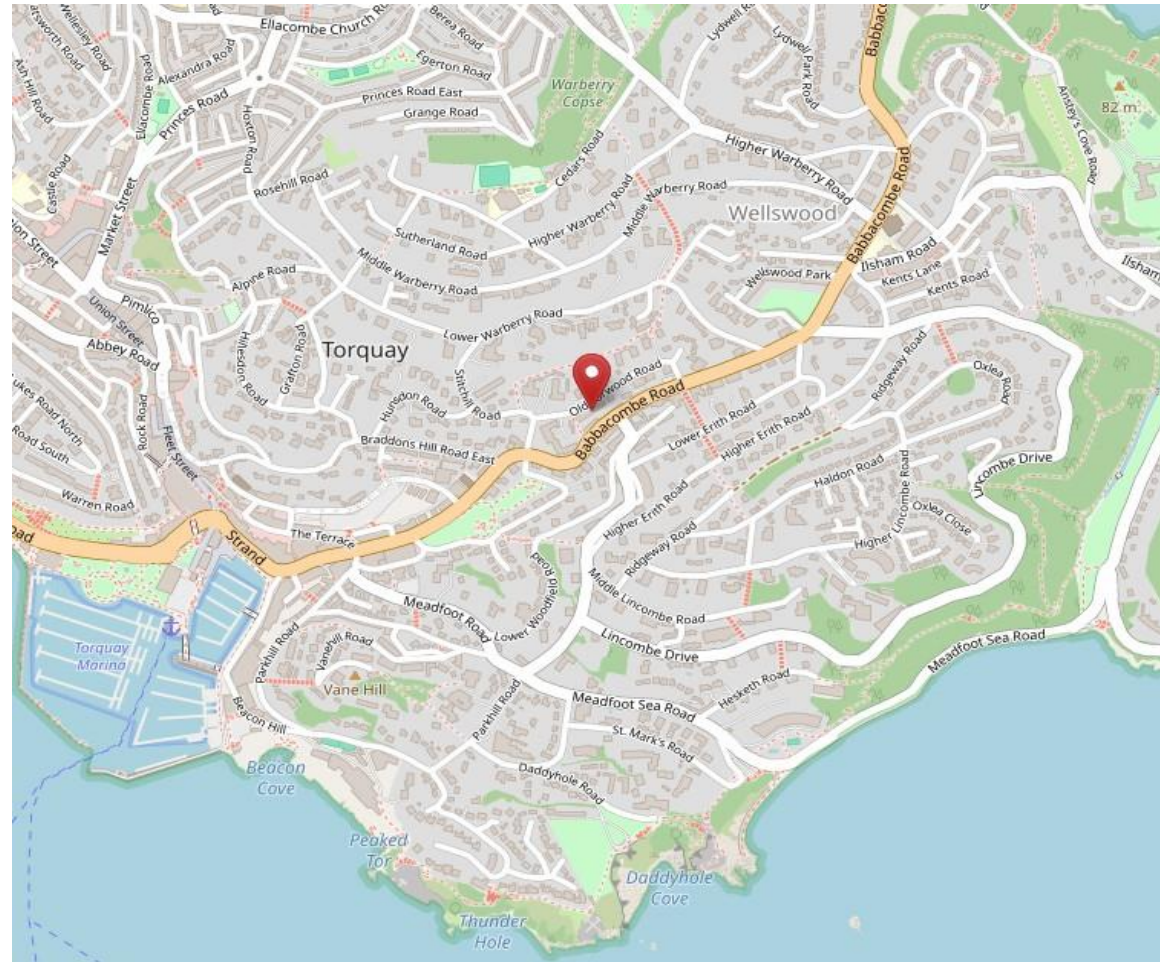
The property is being sold via a transparent online auction.

All bidders/buyers will be required to complete an ID verification process in line with Anti Money Laundering regulations.

The advertised price is a Starting Bid/Guide Price and is subject to a Reserve Price. The Reserve Price is confidential and will typically be within a range above or below 10% of the Guide Price.

A Legal Pack is available upon request, and interested parties are strongly advised to review this with a solicitor prior to bidding. To secure the property, the successful bidder will be required to pay a non-refundable deposit of 5% of the purchase price.

A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum fee) will also apply and is in addition to the purchase price. Both the Marketing Agent and The Auctioneer may recommend third-party services, from which a referral fee may be obtained, although there is no obligation to use these services.



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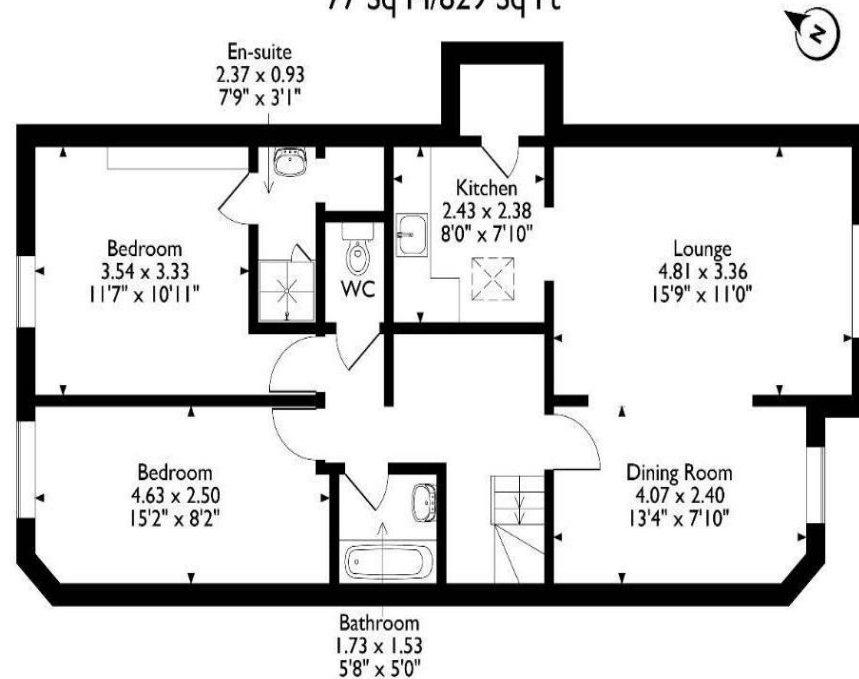




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Darnley Court, Flat Clifton Grove, Torquay  
Approximate Gross Internal Area  
77 Sq M/829 Sq Ft



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
221 St Marychurch Road  
Torquay  
Devon  
TQ1 4NB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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