



Connells

Broadley Drive  
Torquay



# Broadley Drive Torquay TQ2 6UT

for sale guide price  
**£300,000**



## Property Description

Charming 3-Bedroom Bungalow with Driveway - Broadley Drive, Torquay

Nestled in a quiet and sought-after residential area, this delightful three-bedroom bungalow offers comfortable single-level living in the heart of Torquay. Ideal for families, downsizers, or those seeking a peaceful coastal retreat, the property combines practical space with excellent potential.

Step inside to find a spacious and light-filled lounge, a well-appointed kitchen, and three generously sized bedrooms, perfect for flexible living or working from home. The family bathroom is modern and neatly presented, and the layout offers easy flow throughout.

Outside, the property benefits from a private driveway providing off-road parking and a garage, with a low-maintenance garden space to the front and rear - ideal for enjoying the sun or entertaining guests.

Located just a short distance from local shops, schools, and transport links, and only a few minutes' drive from Torquay's stunning beaches and harbour, this property represents a fantastic opportunity to enjoy relaxed coastal living.

## 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.

## Lounge

17' 3" x 12' 11" ( 5.26m x 3.94m )

## Kitchen

14' 7" x 8' 9" ( 4.45m x 2.67m )

## Bedroom 1

12' 4" x 13' ( 3.76m x 3.96m )

## Bedroom 2

10' 7" x 12' 11" ( 3.23m x 3.94m )

## Bedroom 3

7' 8" x 8' 7" ( 2.34m x 2.62m )







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](http://www.focalagent.com)

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EPC Rating: E Council Tax  
 Band: E

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Tenure: Freehold



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Property Ref: TQY314931 - 0003