



Connells

Ridgeway Heights Ridgeway Road
Torquay



Property Description

Perched at the top of the sought-after Ridgeway Heights, this spacious three-bedroom penthouse apartment presents a rare opportunity to acquire a home with outstanding potential in one of Torquay's most desirable coastal settings.

Occupying an elevated position, the property enjoys captivating sea views that can be appreciated from both the private balcony and an impressive roof terrace - perfect for relaxing, entertaining, or simply taking in the ever-changing coastal scenery.

Internally, the apartment offers generous and well-proportioned accommodation throughout, with three bedrooms, a spacious living area, kitchen, and bathroom facilities. While the property would benefit from a programme of updating, it provides an excellent canvas for buyers wishing to modernise and add value, tailoring the space to their own taste and style.

Further benefits include allocated resident parking, a highly desirable feature in this location, and the exclusivity and privacy that comes with penthouse living.

This is an exceptional opportunity for those seeking a home with views to see See stunning sunrise and sunsets, outdoor space, and potential, all within easy reach of Torquay's amenities, harbour, and seafront.

The property benefits from Communal gardens area, Communal clothes drying area, Allocated storage area in the basement.

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.

Entrance Hallway

Spacious entrance area providing access to all principal rooms, with useful storage and a welcoming first impression.

Living Room

A bright and generously proportioned living space with direct access to the South facing balcony and elevated sea views, offering excellent room for both seating and dining.

Kitchen

Fitted kitchen with a range of units and work surfaces, includes integrated fridge/freezer, washing machine, oven, hob and microwave. Positioned conveniently next to the living area. Scope to modernise and reconfigure if desired.

Bedroom One

A well-sized double bedroom enjoying a pleasant outlook, with ample space for and bedroom furniture and built in wardrobes.

Bedroom Two

A comfortable double bedroom, built in wardrobes, ideal for guests or family members with Stunning views.

Bedroom Three

A versatile room with shower and wash hand basin suitable as a double bedroom, study, or home office with stunning views of the marina and beyond.

Bathroom

Family bathroom fitted with bath, wash basin, and WC, offering potential for updating to contemporary standards.

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Balcony

Private balcony accessed from the living room, perfectly positioned to take in the sea views.

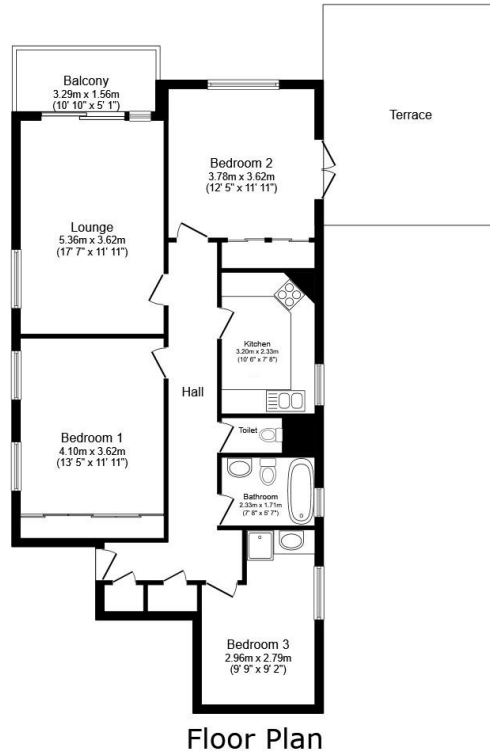
Roof Terrace

A standout feature of the property - a substantial private terrace providing panoramic coastal views and exceptional outdoor entertaining space.

Resident Parking

Designated resident parking within the development, a valuable asset in this location.





Total floor area: 95.8 sq.m. (1,031 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

EPC Rating:
 Awaited

Council Tax
 Band: D

Service Charge:
 3030.00

Ground Rent:
 Ask Agent

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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