



**Connells**

Livvy Dean Manor St. Margarets Road  
St Marychurch Torquay



## Property Description

This immaculately presented, spacious 2 double bedroom apartment, is only a few years old forming part of a manor house, beautifully converted a few years ago by local builders, with a luxurious and quality finish, the apartment has lots to offer and is located in the desirable and sought after location of St Marychurch. The district of St Marychurch offers a range of facilities and amenities including churches, the pedestrianised shopping precinct in Fore Street, the open spaces of Pettitor giving access to coastal walks and beaches. Bus services operate from St Marychurch to Torquay town centre. Together with its neighbouring districts of Babbacombe and Plainmoor, the area offers schools catering from infants to secondary school. It is also very close to public transport. The popular Babbacombe Downs with incredible sea views, beach and local pub/restaurants close by.

The property benefits from private secure gated parking with one allocated space.

Video/Intercom entry to carpark, pedestrian entrance and communal entrance. The property is a split level layout with 1 bedroom on the second floor and a few steps to the lounge which offers a unique design.

There is lift or stair access to the apartment on the first floor. Upon entering the hallway, there is a large storage cupboard, main bathroom and stairs rising to the second bedroom. The hallway has a few stairs to the lounge at the front of the property with a large bay window

## 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.

## Hallway

Entrance door. Large storage cupboard. Radiator. Stairs rise to the 2nd bedroom.

## Kitchen/Diner

14' 3" x 9' 5" ( 4.34m x 2.87m )

An ideal space to cook and eat, this modern kitchen has a range of wall and base units with plenty of work surfaces, there is a one and a half bowl sink and drainer, built in 'Caple' appliances including a 5 ring gas hob with extractor hood over, electric fan oven, microwave, fridge/freezer, washer/dryer and dishwasher. Spotlights and under cupboard lights are also included. 1 radiator. Two double glazed sash windows overlook the front.

## Lounge

14' 10" x 13' 4" ( 4.52m x 4.06m )

Large double glazed bay sash window to the front. This spacious room has high ceilings giving an extra feeling of space, two radiators, television point.

## Bedroom 1

14' 2" x 9' 11" ( 4.32m x 3.02m )

This good sized double bedroom has double glazed sash window overlooking the rear. With 1 radiator & large understairs storage cupboard.

Television point. Double Plug/USB sockets. A few steps lead to the walk in wardrobe area with shelving space & En-suite bathroom.

## Ensuite

A three piece suite comprising a shower cubicle with rainfall power shower and additional shower attachment. Low level WC and wash hand basin with vanity unit. The room is fully tiled making it easy to keep clean with the added benefit of a heated towel rail and underfloor heating. Spotlights. Extractor fan. Two obscure double glazed sash windows to the rear.

## Walk In Wardrobe

13' 9" x 3' 3" ( 4.19m x 0.99m )

## Bathroom

8' 10" x 6' 7" ( 2.69m x 2.01m )

A four piece suite comprising a bath with mixer taps and shower attachment, large shower cubicle with rainfall power shower and a additional shower attachment, concealed WC and wash hand basin with vanity unit. Fully tiled for easy cleaning. Heated towel rail and underfloor heating. Spotlights and extractor fan.

## Bedroom 2

14' 2" x 13' 5" ( 4.32m x 4.09m )

This double room has two double glazed sash windows to the rear and side giving plenty of light. Radiator.





To view this property please contact Connells on

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EPC Rating: C Council Tax  
Band: C

Service Charge:  
2005.56

Ground Rent:  
125.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/TQY315213](http://connells.co.uk/Property/TQY315213)**

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.



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.

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