



2a Claire Court

Higher Erith Road, Torquay, Devon, TQ1 2NQ



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One-Bedroom Ground-Floor Flat For Sale
Buy-to-Let or Owner Occupier Refurbishment Opportunity
One Allocated Parking Space Directly Outside
Outside Courtyard Space to the Rear
For Sale by Modern Method of Auction with Pattinson Auctions

LOCATION

Claire Court is situated on Higher Erith Road in the popular Wellswood area of Torquay. The property is conveniently positioned for Wellswood's village-style parade of independent shops, cafés, restaurants and everyday amenities, while Torquay town centre, the harbourside and the wider attractions of the English Riviera are also readily accessible. Higher Erith Road is served by local transport routes connecting with the surrounding areas of Torbay. The location should appeal to owner-occupiers, downsizers and residential landlords seeking an affordable property within an established residential area.

DESCRIPTION

A one-bedroom ground-floor flat forming part of Claire Court, offered for sale with vacant possession. The property represents an attractive opportunity for an investor or owner-occupier to undertake a programme of refurbishment and redecoration before occupation or reletting.

Internally, the accommodation comprises an entrance hallway, double bedroom, bathroom, fitted kitchen and a well-proportioned lounge with large window and access out to the rear courtyard.

Externally, the flat benefits from an allocated parking space to the front, marked "2A". To the rear is a private, enclosed courtyard providing useful low-maintenance outside space. The property is being sold via Secure Sale online bidding. Terms and Conditions apply. The property will be legally prepared, enabling an interested buyer to secure the property immediately once their bid or offer has been accepted. This transparent process is designed to provide speed, security and certainty for all parties.

Ref No: 5569

Auction Guide Price £82,000 Leasehold

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The accommodation briefly comprises:-

ENTRANCE HALLWAY

Providing access to the principal rooms:-

LOUNGE

13' 5" x 10' 8" (4.10m x 3.24m)

A bright reception room with extensive rear-facing glazing and a glazed door opening directly onto the rear courtyard.

KITCHEN

8' 9" x 4' 9" (2.67m x 1.44m)

Fitted with base and wall units, work surfaces, tiled splashbacks and a stainless-steel sink with drainer. Integrated electric oven, electric hob and extractor hood. Rear-facing window.

BEDROOM

13' 3" x 9' 11" (4.03m x 3.03m)

A double bedroom with a broad window overlooking the landscaped communal frontage.

BATHROOM

8' 1" x 4' 10" (2.47m x 1.48m)

Fitted with a bath, electric shower, pedestal wash basin and WC. Tiled walls and obscure-glazed window. An airing cupboard houses the water tank and immersion heater.

OUTSIDE

Courtyard to the rear, providing a low-maintenance seating or amenity area.

PARKING

One allocated parking space to the front of Claire Court, directly outside the flat marked "2A".

SERVICES

Heating is provided by electric storage heaters, with electric immersion hot water.

TENURE

The property is offered for sale leasehold with vacant possession.

We have been informed that there is 86 years remaining on the lease. £0 Ground Rent and a current Service Charge of £1,200 per annum.

Prospective purchasers should refer to the auction legal pack and obtain confirmation through their legal advisers before bidding.

SALE PRICE

FOR SALE BY AUCTION – GUIDE PRICE £82,000.

EPC RATING E

COUNCIL TAX BAND A

VIEWING

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

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AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auctions are working in partnership with Bettesworths "The Marketing Agent" on this online auction sale and are referred to below as "The Auctioneer".

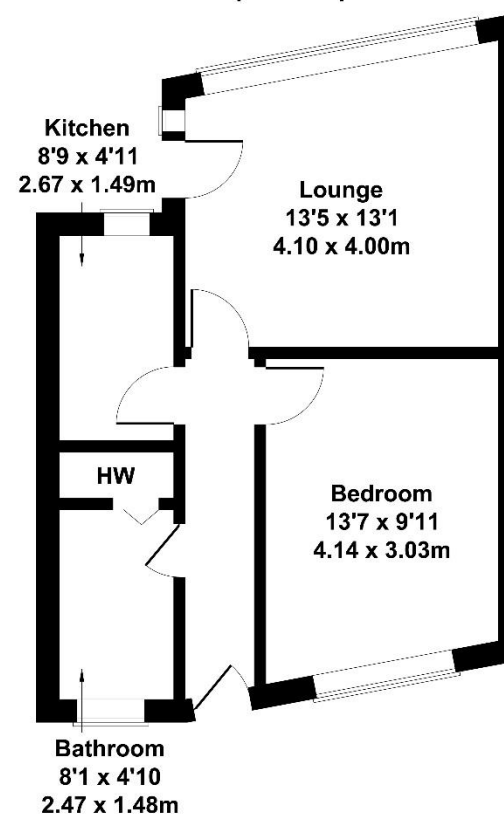
This auction lot is being sold under either conditional (Modern) or unconditional (Traditional) auction terms and is overseen by The Auctioneer in partnership with the Marketing Agent. The property is available to view strictly by prior appointment through the Marketing Agent or The Auctioneer. Bids can be made through the Marketing Agent or via The Auctioneer's website.

Please be aware that any enquiry, bid or viewing relating to the property will require your details to be shared between the Marketing Agent and The Auctioneer. The property is being sold via a transparent online auction. All bidders and buyers will be required to complete an identity verification process in accordance with Anti-Money Laundering regulations.

The advertised price is a Starting Bid or Guide Price and is subject to a Reserve Price. The Reserve Price is confidential and will typically be within a range of 10% above or below the Guide Price. A Legal Pack is available upon request, and interested parties are strongly advised to review this with a solicitor before 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% inclusive of VAT, subject to a minimum fee, will also apply and is payable 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 received, although there is no obligation to use any recommended service.

Approximate Gross Internal Area
452 sq ft - 42 sq m



Not to Scale. Produced by The Plan Portal 2026
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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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