



**Connells**

Ashley Old Mill Road  
Torquay



### Property Description

Indulge in the epitome of suburban sophistication with this 4-bedroom semi-detached residence in the desirable enclave of Chelston, Torquay. This thoughtfully designed home boasts two bathrooms, ensuring comfort and convenience for the whole family. Revel in the harmonious blend of modern amenities and timeless charm as you explore the generously proportioned living spaces. With four well-appointed bedrooms, this residence offers versatility and space for both relaxation and productivity. Experience the allure of Chelston living in this meticulously crafted home, where contemporary convenience meets classic elegance.

Additionally, the property also offers an additional living space on the Lower Ground Floor, making it perfect for anyone in need of extra space and privacy for an older child or elderly relative. This has the potential to be separated and create a possible income.

Torquay train station is a 5 minute walk away, 10 mins to Torquay sea front and the South Devon Highway and 20 min walk to Cockington Country park. It resides at the end of a parade of shops and on a bus route.

### 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

13' 10" x 11' 7" ( 4.22m x 3.53m )

Dual aspect, double glazed windows, radiator, wood burner and carpet flooring.

## Kitchen/Diner

19' 7" x 12' 10" ( 5.97m x 3.91m )

Front facing, double glazed window, base units, solid wood worktop, stainless steel sink, gas hob, cooker hood, built in oven, radiator and linoleum flooring.

## Bedroom 1

13' x 11' 7" ( 3.96m x 3.53m )

Dual aspect, double glazed windows, radiator and carpet flooring.

## Bedroom 2

13' 1" x 10' 7" ( 3.99m x 3.23m )

Front facing, double glazed window, radiator and carpet flooring.

## Bedroom 3

9' 5" x 7' 1" ( 2.87m x 2.16m )

Rear facing, double glazed, radiator and carpet flooring.

## Bedroom 4

11' 3" x 9' 5" ( 3.43m x 2.87m )

Rear facing, double glazed window, radiator and carpet flooring.

## Bathroom

Comprising of Bath with shower over, WC, wall hung vanity unit with sink and tiled walls.

## Shower Room

Shower, wash hand basin, WC and tiled walls.

## Garden

The garden benefits from being South West facing and enjoys the sun for most of the day. It is enclosed, very private and occupies a corner plot.

There is a summer house with a garden room, perfect for entertaining, lockable storage area with lights and electric which can easily be converted to a home office if required.





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: D Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/TQY314932](http://connells.co.uk/Property/TQY314932)**

Tenure: Freehold



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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