

4 Raleigh Road, Salcombe, TQ8 8AY

Guide Price
£180,000







MILLINGTON TUNNICLIFF

4 Raleigh Road, Salcombe, TQ8 8AY

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EPC

74

FULL DESCRIPTION

PROPERTY DESCRIPTION

Guide Price £180,000 (plus fees). For sale via National Online Auction on 30th November 2026 at 13:00, ending 1st December 2026. A two-bedroom flat in Salcombe, Devon. Legal pack available to download free of charge from https://www.auctionhouse.co.uk/southwest.

Situated in a favoured residential area of Salcombe, conveniently positioned close to the local primary school, this two-bedroom ground floor flat offers comfortable accommodation together with its own private entrance and gardens. The property comprises an entrance hall, spacious lounge/diner, fitted kitchen, two generous double bedrooms and a bathroom. Outside, there is a lawned front garden, whilst to the rear is a private garden area with access to a block built storage shed. Further benefits include gas central heating, double glazing and, importantly, no onward chain - making this an appealing opportunity for first-time buyers or downsizers.

ENTRANCE HALLWAY

Entered via a double glazed door into the hallway, doors leading to the lounge, bedrooms, bathroom and kitchen, door to storage cupboard.

LOUNGE/DINER

10' 10" x 14' 9" (3.31m x 4.52m)

Double glazed window to the front elevation, radiator door to full height storage cupboard, built in storage cupboard with shelving area.

BEDROOM 1

12' 4" x 12' 0" (3.77m x 3.67m)

Double glazed window to the front elevation, radiator.

BEDROOM 2

9' 10" x 10' 2" (3.00m x 3.10m)

Double glazed window to the rear elevation overlooking the garden area, radiator.

BATHROOM

Fitted with a three piece suite to include panelled bath with hand shower attachment over, pedestal wash hand basin, low level WC, radiator, extractor fan, frosted double glazed window to the rear elevation.

KITCHEN

6' 5" x 14' 0" (1.98m x 4.27m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, space for gas or electric cooker, space for fridge/freezer, wall mounted gas combination boiler serving the central heating and hot water system, door to built in pantry cupboard, double glazed window to the rear elevation overlooking the garden area, double glazed door to the rear elevation leading out to the garden area.

OUTSIDE

The property is approached via a shared pathway which leads to the front door. There is a small lawned garden to the front. To the rear of the property there is a small enclosed raised garden area which is mainly laid to lawn. The communal pathway extends around the side of the property and provides access to the front of the property and the block built storage shed.







PROPERTY INFORMATION
For Sale By Auction - Guide Price £180,000 plus fees.
Tenure: Leasehold
Current EPC Rating: C74
Council Tax: Band B
Length of Lease: Brand New 999 year lease will be granted on completion
Ground Rent: Peppercorn
Service Charge: £61.42 per annum
Buildings Insurance: Approximately £99 per annum
The property can only be used as a main residence and can not be used as a second home or a holiday home.

AUCTIONEERS NOTE
The seller will not respond to direct enquiries. Please direct all queries to the selling agent and consult the legal pack.

BUYERS PREMIUM
£1,000 inc VAT payable on exchange of contracts.

ADMINISTRATION CHARGE
Administration Charge is a non-refundable £1,200 inc VAT payable on the fall of the virtual gavel.

DISBURSEMENTS
Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

FULL DETAILS
Photographs, Dimensions, Floor Plans and Area Measurements (when available) are included within the full property details, online, via our website. All published information is to aid identification of the property and is not necessarily to scale.

VIEWINGS
Regular block viewing sessions will be provided in the lead up to the auction. Please telephone Auction House South West on 01752 474200.

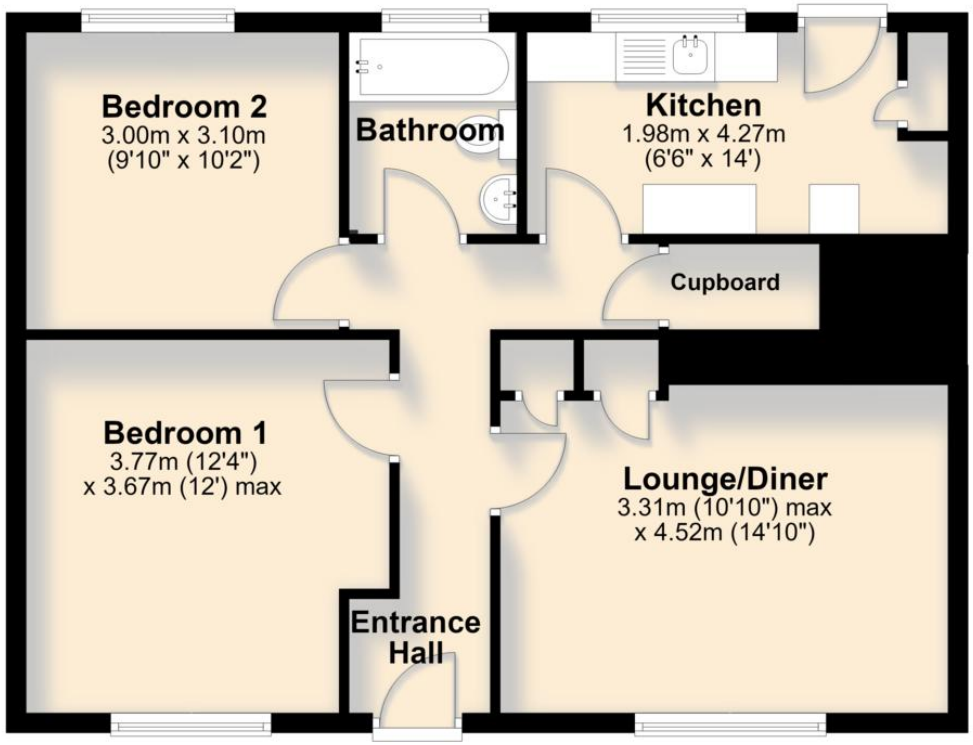
NOTICE TO BIDDER
Please be aware that if your bid is successful on auction day the exchange of contracts will happen immediately after the auction.

LEGAL PACK
Available free of charge to download by visiting https://www.auctionhouse.co.uk/southwest

FLOORPLAN

Ground Floor

Approx. 61.8 sq. metres (665.7 sq. feet)



Total area: approx. 61.8 sq. metres (665.7 sq. feet)

CONTACT

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