



## Higher Warberry Road

Starting Bid **£55,000**



This delightful first-floor one-bed flat is located on the highly desirable Higher Warberry Road, Torquay. Offering splendid sea views and close proximity to the bustling Wellswood village, just a five-minute walk away. The accommodation has been recently decorated and includes a living room open plan to a modern kitchen, bedroom, modern bathroom, double glazing, electric heating and allocated parking. This comes to the market chain free and is a great 1st time buy or investment property.

As you come into this lovely apartment you will find an open plan lounge kitchen area. You have far reaching sea views from the lovely big window which also makes this room bright and breezy. The kitchen is well equipped with a range of wall and base units. The bedroom is a good size with a built in wardrobe and sea views from the window. The shower room is well equipped with low level W/C, wash hand basin and shower cubicle.

## STAR POINTS

- First Floor Flat
- NO ONWARD CHAIN
- Sea Views
- Allocated & Visitor Parking
- Great Location
- Close to Shops
- Bright & Breezy
- Ideal First-Time Buy or Investment
- Recently Decorated
- Double Glazed

## ADDITIONAL INFORMATION

Tenure - Leasehold (89 years remaining)

Ground Rent - £20pa

Service Charge - £1,800pa

Council Tax Band - A

For prices & more information about Council Tax go to:

<https://www.torbay.gov.uk/council-tax/>

Local Authority - Torbay Council

EPC - E

There is a water meter at the property.

Check broadband Availability at Openreach Fibre-Checker.

<https://www.openreach.com/fibre-checker>

Check mobile signal at Ofcom Mobile-Coverage.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



## AUCTIONEERS ADDITIONAL COMMENTS

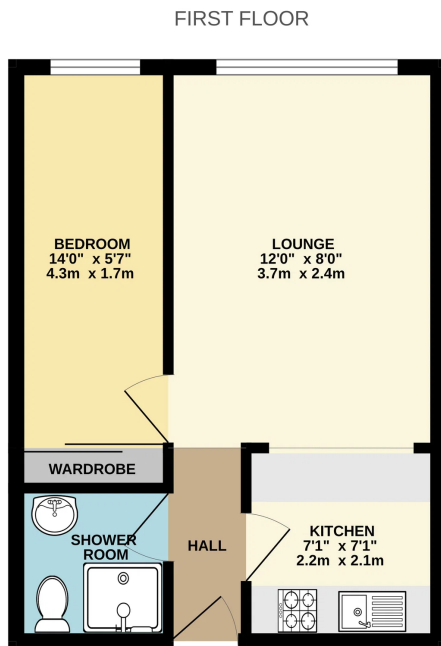
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability

associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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[www.garganandhart.co.uk](http://www.garganandhart.co.uk)

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Estate Agents