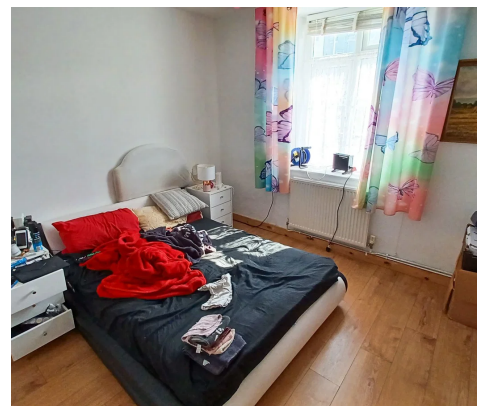
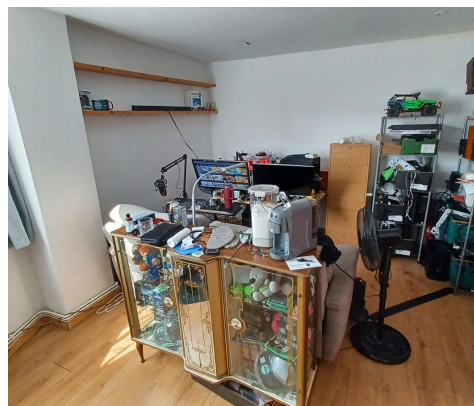




Waterloo Road, Torquay

From **£70,000**



A spacious, ground floor, one bedroom flat in Torquay would be perfect for first time buyers or those looking for a smart investment. The property is well positioned for access to local shops, transport links, Torquay town centre, and the seafront, including Torre Abbey Sands and coastal walks.

The spacious lounge is a real feature of the home, filled with natural light, offering plenty of room to relax or entertain. The double bedroom is bright and inviting. A modern kitchen provides style and practicality, complete with an integrated fridge/freezer, ample storage, and space for a washing machine. There is also a contemporary shower room, comprising a low-level WC, wash hand basin, and spacious shower cubicle. With no ground rent or service charge payable, the property presents excellent long-term value.

STAR POINTS

- Spacious Ground Floor Flat
- Immediate 'Exchange of Contracts' Available
- Sold Via 'Secure Sale'
- 1 Double Bedroom
- Ideal First-Time Buy or Investment
- Close to Town & Seafront
- Spacious Lounge
- Roomy Kitchen
- Contemporary Shower Room
- Ideal Location

ADDITIONAL INFORMATION

Tenure - Leasehold

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 - TBH

There is a water meter at the property.

Tenant has no AST.

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>

DIRECTIONS

What 3 Words: tile.mining.watch

Sat-Nav: TQ1 3AZ



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 it 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.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, walls and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Independent professional surveyors should be consulted for a full and accurate floor plan and to provide a full and complete specification. The purchaser, agent and advertiser shall not be held liable for any error or omission.

www.garganandhart.co.uk

01803 897321



Gargan & Hart
Estate Agents