



**Connells**

4 Tor Manor Tor Church Road  
Torquay



### Property Description

Spacious 4-Bedroom Mid-Terraced Home with Master En Suite and Balcony

This beautifully presented four-bedroom mid-terraced house offers generous and versatile family living across three floors. The property features a modern master bedroom with en suite and walk-in wardrobe, a family bathroom, and a separate ground floor WC for added convenience.

The spacious living accommodation includes a bright lounge/dining area, a contemporary fitted kitchen area, and access to a private balcony-perfect for relaxing or entertaining.

Two parking spaces, 1 to the front and 1 to the rear of the property.

Ideally suited for families or those seeking extra space, this home combines modern comfort with practical design in a popular residential location close to local schools, shops, and transport links.

### 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.

## Ground Floor

### Entrance Hall

Solid wood flooring, radiator and doors leading to all downstairs rooms

### Lounge/Dining Room

Solid wood flooring, radiator, understairs cupboard, windows and doors with fitted blinds.

### Kitchen

Modern matching wall and base units, solid wood flooring, double stack oven, top oven includes microwave, induction hob, extractor fan, built in fridge/freezer, sink and drainer and space for appliances.

### W C

Modern WC, wash hand basin over vanity unit, heated towel radiator, part tiled walls and laminate flooring.

### Stairs Leading To ;

Carpeted stairs.

## First Floor

Carpet flooring in hallway with storage cupboard and doors leading to all first floor rooms

### Bedroom 2

Carpet flooring, windows with fitted blinds and radiator.

### Bedroom 3

Carpet flooring, radiator and fitted blind.

### Bedroom 4

Carpet flooring, radiator and window with fitted blind.

## Bathroom

Modern bathroom with Bath with shower over, WC and wash hand basin built into vanity unit, part tiled walls and laminate flooring.

## Second Floor

### Bedroom 1

Carpet flooring, radiator, windows with fitted blinds and view of balcony, door to walk in wardrobe and door to ensuite;

### Ensuite

Walk in shower, part tiled walls, WC and wash hand basin in built in vanity unit, laminate flooring and heated towel radiator.

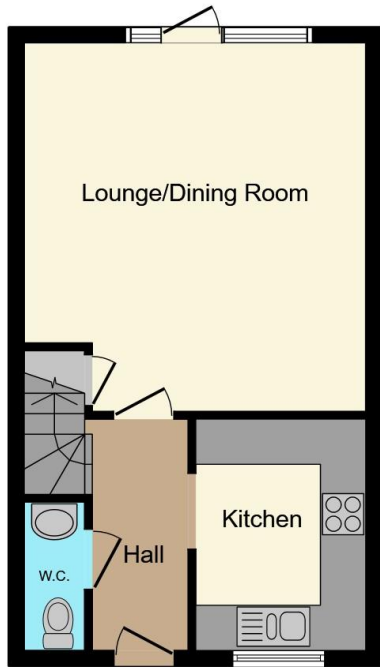
### Garden

Low maintenance patio garden.

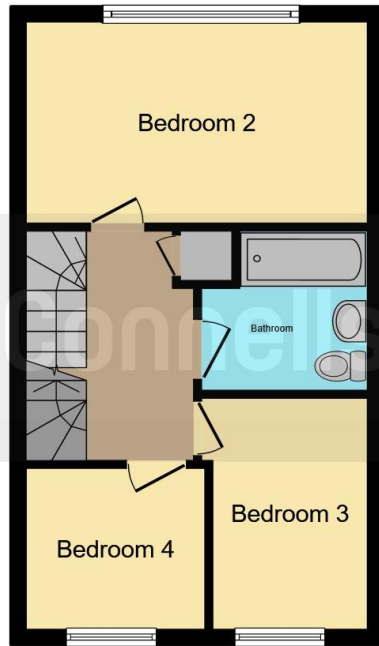
### Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





**Ground Floor**



**First Floor**



**Second Floor**



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)

To view this property please contact Connells on

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115 Union Street  
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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/TQY315100](http://connells.co.uk/Property/TQY315100)**



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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