



1 bed apartment to buy in TQ1

Higher Erith Road, Torquay, Devon, TQ1 2NQ

£82,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ One Bedroom Ground Floor Flat
- ✓ One Allocated Parking Space
Directly Outside
- ✓ Buy-to-Let or Owner Occupier
Refurbishment Opportunity
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale Via Online Unconditional Auction

LOCATION

Claire Court is situated on Higher Erith Road in the popular Wellswood area of Torquay. The property is conveniently positioned for Wellswood's village-style parade of independent shops, cafés, restaurants and everyday amenities, while Torquay town centre, the harbourside and the wider attractions of the English Riviera are also readily accessible. Higher Erith Road is served by local transport routes connecting with the surrounding areas of Torbay. The location should appeal to owner-occupiers, downsizers and residential landlords seeking an affordable property within an established residential area.

DESCRIPTION

A one-bedroom ground-floor flat forming part of Claire Court, offered for sale with vacant possession. The property represents an attractive opportunity for an investor or owner-occupier to undertake a programme of refurbishment and redecoration before occupation or reletting.

Internally, the accommodation comprises an entrance hallway, double bedroom, bathroom, fitted kitchen and a well-proportioned lounge with large window and access out to the rear courtyard.

Externally, the flat benefits from an allocated parking space to the front, marked "2A". To the rear is a private, enclosed courtyard providing useful low-maintenance outside space. The property is being sold via Secure Sale online bidding. Terms and Conditions apply. The property will be legally prepared, enabling an interested buyer to secure the property immediately once their bid or offer has been accepted. This transparent process is designed to provide speed, security and certainty for all parties.

The accommodation briefly comprises:-

ENTRANCE HALLWAY

Providing access to the principal rooms:-

LOUNGE

13' 5" x 10' 8" (4.10m x 3.24m)

A bright reception room with extensive rear-facing glazing and a glazed door opening directly onto the rear courtyard.

KITCHEN

8' 9" x 4' 9" (2.67m x 1.44m)

Fitted with base and wall units, work surfaces, tiled splashbacks and a stainless-steel sink with drainer. Integrated electric oven, electric hob and extractor hood. Rear-facing window.

BEDROOM

13' 3" x 9' 11" (4.03m x 3.03m)

A double bedroom with a broad window overlooking the landscaped communal frontage.

BATHROOM

8' 1" x 4' 10" (2.47m x 1.48m)

Fitted with a bath, electric shower, pedestal wash basin and WC. Tiled walls and obscure-glazed window. An airing cupboard houses the water tank and immersion heater.

OUTSIDE

Courtyard to the rear, providing a low-maintenance seating or amenity area.

PARKING

One allocated parking space to the front of Claire Court, directly outside the flat marked "2A".

SERVICES

Heating is provided by electric storage heaters, with electric immersion hot water.

TENURE

The property is offered for sale leasehold with vacant possession.

We have been informed that there is 86 years remaining on the lease. £0 Ground Rent and a current Service Charge of £1,200 per annum.

Prospective purchasers should refer to the auction legal pack and obtain confirmation through their legal advisers before bidding.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 86

Annual Service Charge Amount: £1,200.00

Price: Starting Bid £82,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

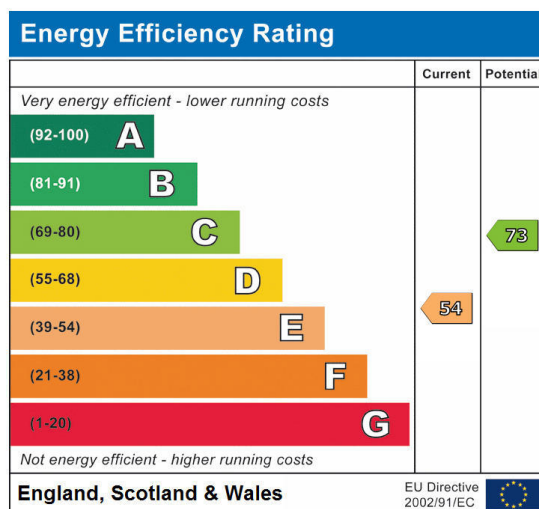
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Higher Erith Road, Torquay, Devon, TQ1 2NQ

Contact your local branch today for more information on this property:

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