



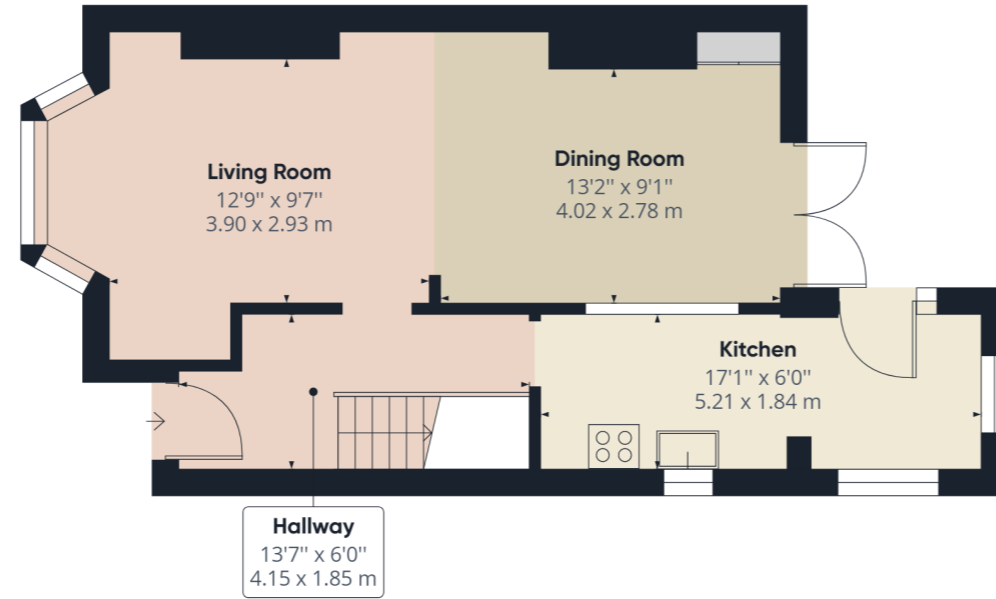
**Ridgewater**

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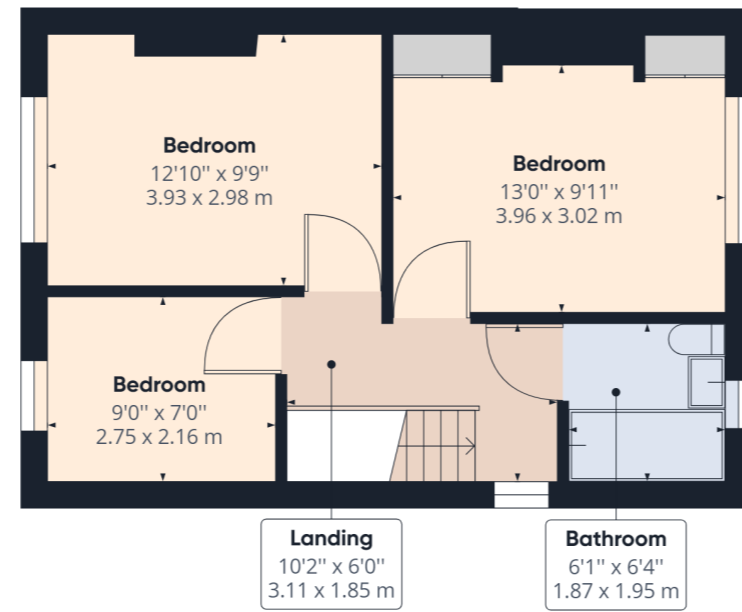
**3 Bedroom End Terrace House for Sale in Hartop Road St  
Marychurch Torquay**

Guide Price £200,000

# FLOOR PLAN



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

892.72 ft<sup>2</sup>  
82.94 m<sup>2</sup>

(1) Excluding balconies and terraces

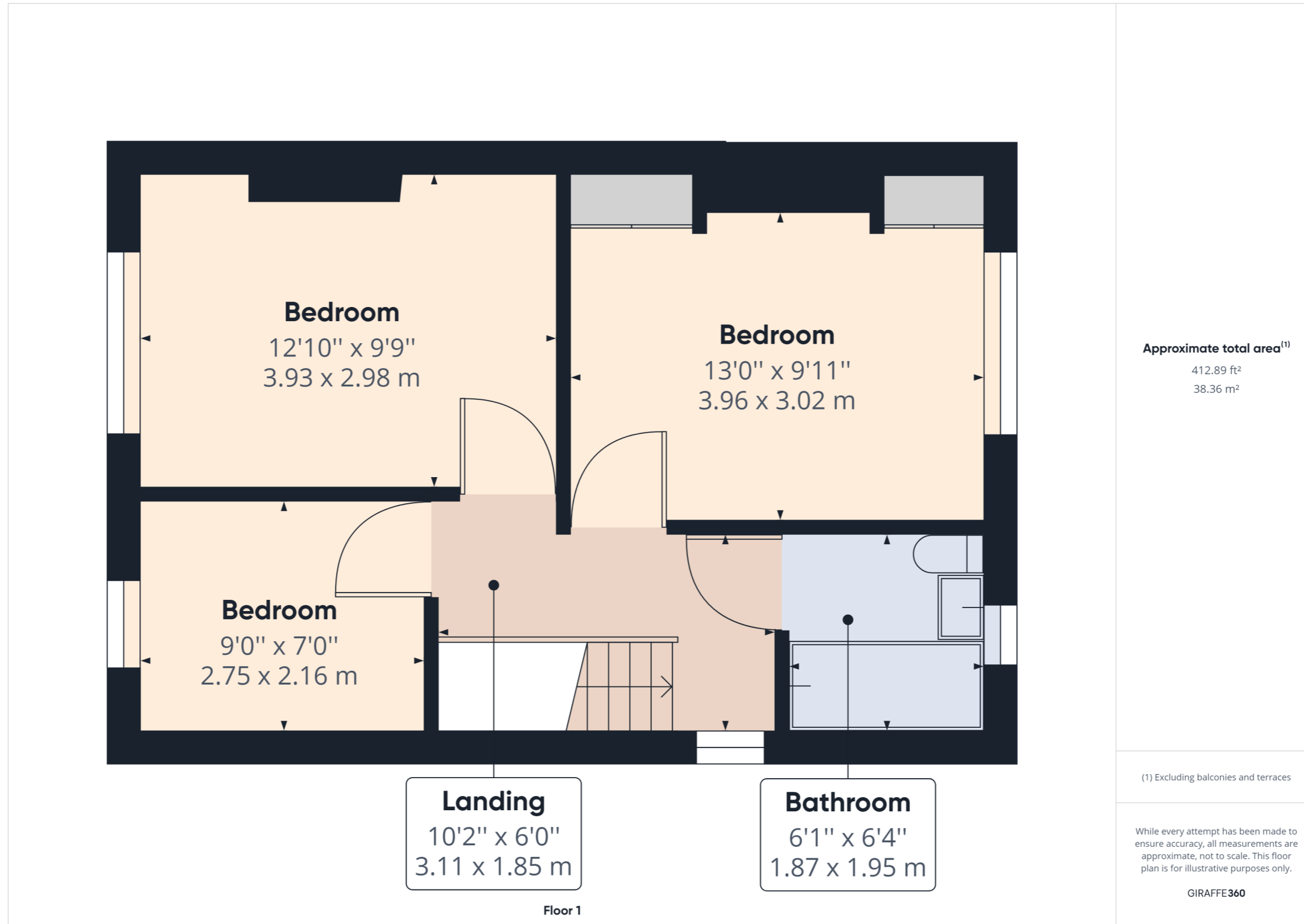
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

# FLOOR PLAN



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# DESCRIPTION

**Being Sold via Secure Sale online bidding. Terms & Conditions apply. Guide Price £200,000**

<https://www.pattinson.co.uk/property?id=433489>

This property will be legally prepared enabling any interested buyer to secure the property

immediately once their bid/offer has been accepted. Ultimately a transparent process which provides

speed, security and certainty for all parties.

A three bedroom end terrace house conveniently located towards the higher end of Hartop Road and within walking distance of a range of facilities and amenities including churches, the pedestrianised shopping precinct in Fore Street and the open spaces of Petitor giving access to coastal walks and beaches. Bus services operate from St. Marychurch to Torquay town centre. Together with its neighbouring districts of Babbacombe and Plainmoor, the area offers schools catering from infants to secondary school. The house benefits from gas fired central heating and double glazing and a nice sized level garden to the rear.

Part double glazed front door opening to the

**Entrance Porch.** Inner wooden door with a part glazed and leaded effect panel opening to the

**Entrance Hall.** Understairs storage cupboard. Wood effect flooring. Double radiator. Meter cupboard. Arched doorways open to both the living room and the kitchen.

**Lounge/Dining Room. Lounge Area** 12'9"x 9'7" (3.90m x 2.93m) with a wide double glazed bay window to the front. Coved ceiling. Alcove with shelving. Radiator. A wide arched opening leads through to the **Dining Area** 13'2 x 9'1" 4.02m x 2.78m). Double glazed door and window opening onto the rear garden. Coved ceiling. Radiator. Alcove with a cupboard housing the gas fired boiler.

**Kitchen.** 17'1" X 6'0" (5.21m x 1.84m). Fitted with a range of modern units in a white finish comprising floor base cupboards and drawers with long worktop areas and a stainless steel sink unit. Tiled surrounds. Matching wall cupboards. Fitted gas hob and electric double oven. Space for a washing machine and tumble drier. Breakfast bar counter with a wide arched opening above looking through to the dining area. Wood effect flooring. Part double glazed door to the rear garden. Double glazed windows to the side and rear gardens.

Stairs with a balustrade and hand rail lead from the hall to the **First Floor.**

**Landing** with a balustrade and handrail surround. Double glazed window to the side.

**Bedroom 1.** 12'10" x 9'9" (3.93m x 2.98m). Double glazed window to the front. Radiator.

**Bedroom 2.** 13'0" x 9'11" (3.96m x 3.02m). Double glazed window to the rear overlooking the gardens and surrounding area. Two double wardrobes. Radiator.

**Bedroom 3.** 9'0" x 7'0" (2.75m x 2.16m). Double glazed window to the front. Radiator.

**Bathroom/WC.** 6'4"x 6'1" (1.95m x 1.87m). Obscure double glazed window to the rear. Panelled bath with a Mira Jump electric shower unit. Pedestal wash basin. Close couple WC. Tiled walls. Extractor fan. Access to the loft space. Radiator.

## **Outside.**

A gateway and steps lead to the **Front Garden** which has wall surrounds and is arranged with concrete pathways, a level mainly paved area with shrub borders. A gate and a concrete path with a shrub bed border lead around the side of the house to the

**Nice Sized Rear Garden.** The level rear garden is enclosed by walls and fencing and is arranged with wide paved pathways and patio areas, a lawn and sitting area with various small trees, flower and shrub borders. Large timber shed/workshop. Gate to rear access path.

Energy Performance Rating Band D.

Council Tax Band C (£1,803.03 2022/23).

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

### **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.

### **Auctioneers Additional Comments**

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.



# PHOTOS

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