



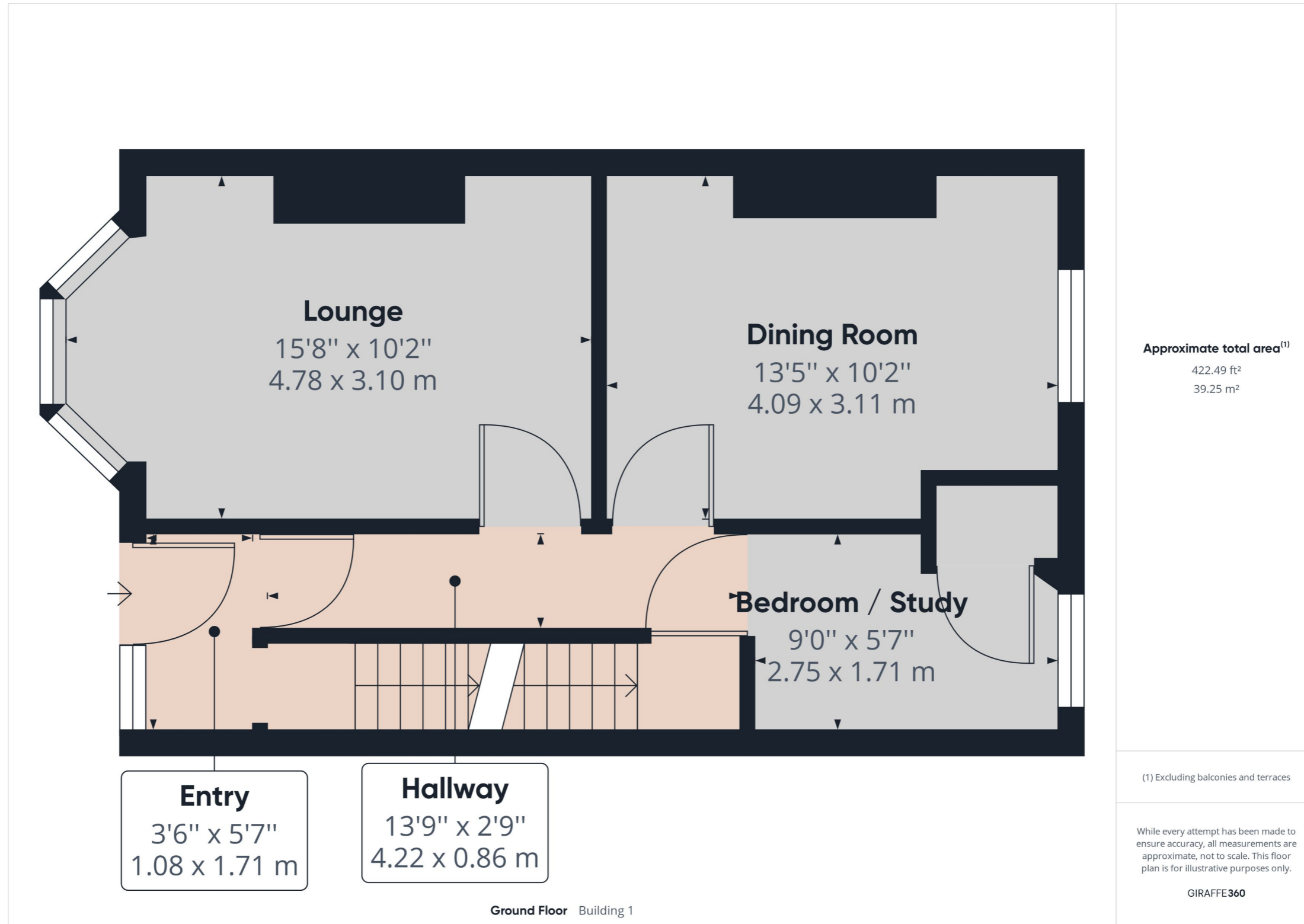
Ridgewater

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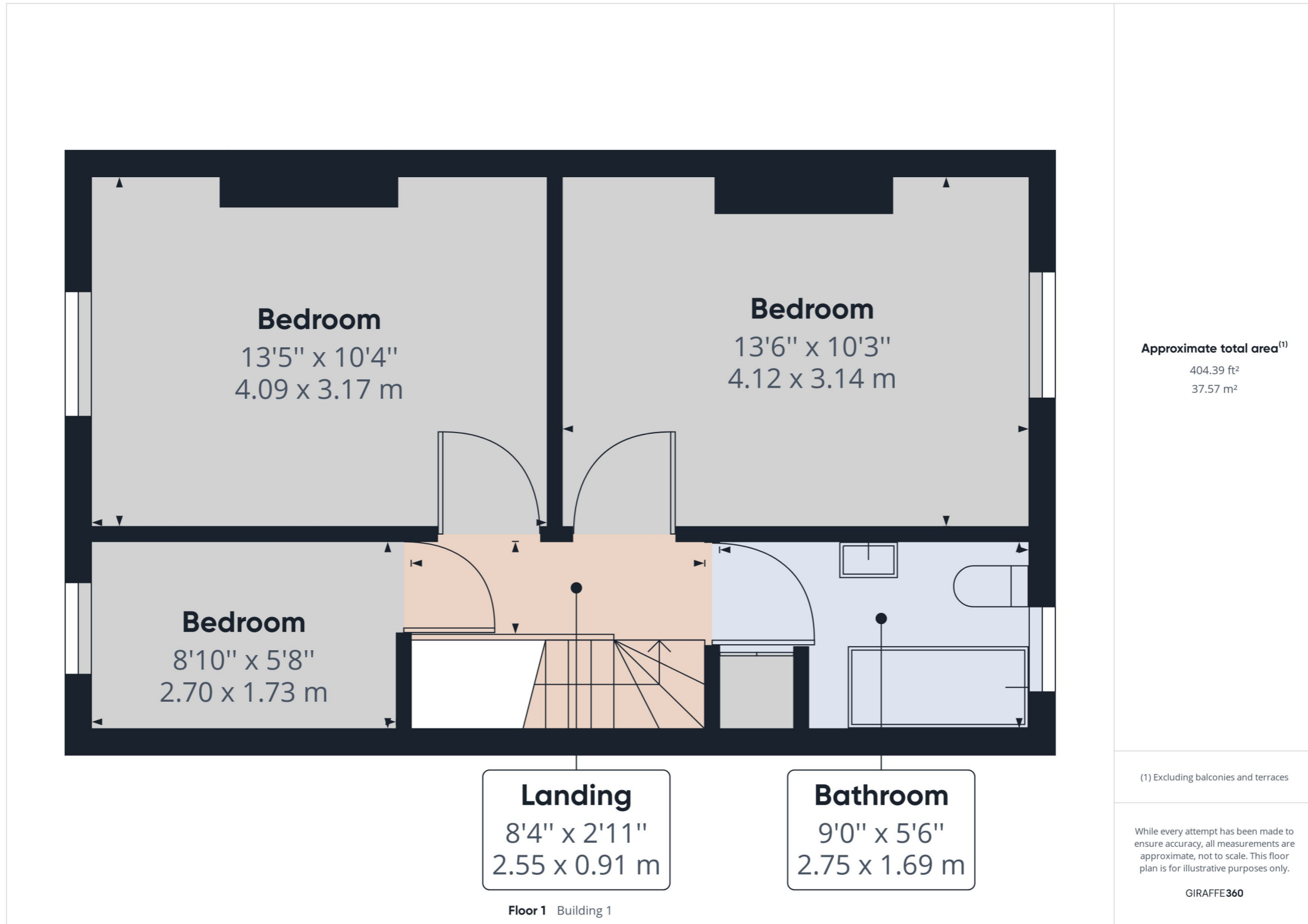
**4 Bedroom Terraced House for Sale in Ellacombe Church
Road, Torquay**

Guide Price £170,000

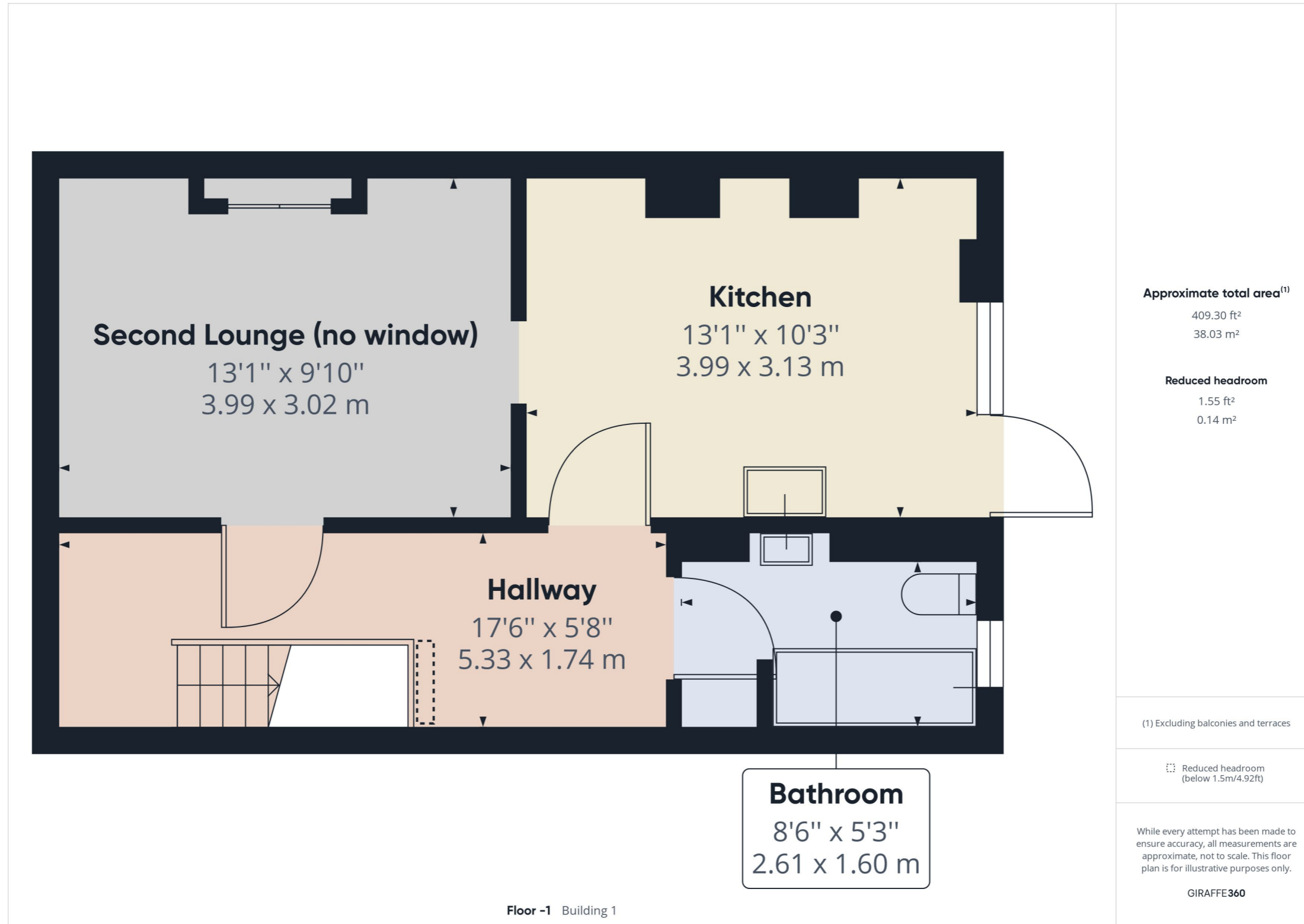
FLOOR PLAN



FLOOR PLAN



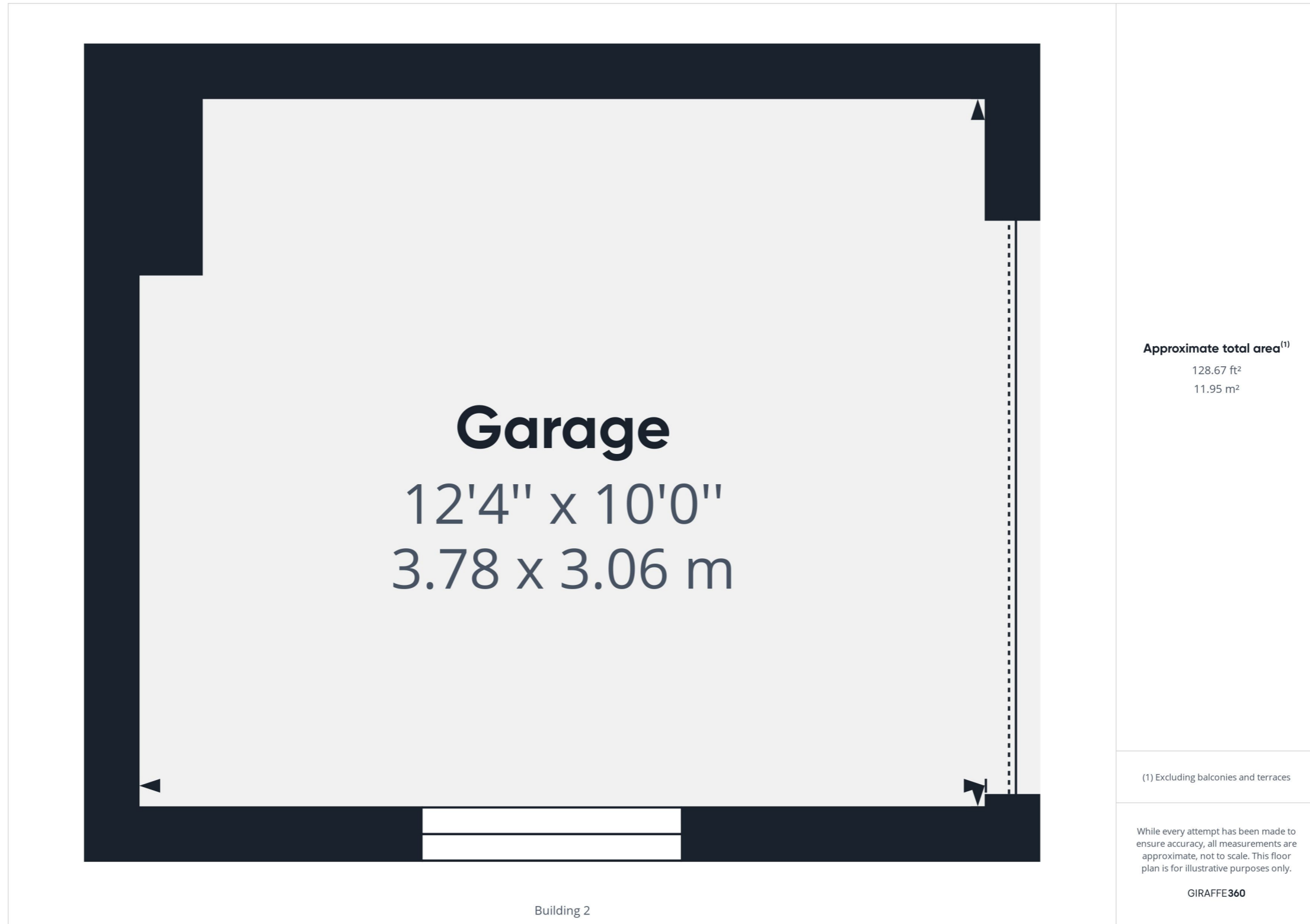
FLOOR PLAN



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FLOOR PLAN



DESCRIPTION

Sold via Secure Sale online bidding. Terms & Conditions apply. Guide Price £170,000

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 fantastic opportunity to purchase a 4 Bedroom, 3 Reception home with 2 Bathrooms, Garage and Garden in need of renovation and refurbishment.

The accommodation is set over 3 floors with over 1200sqft of floor space.

Enter via the gate, the pathway leads through the front garden to the wooden front door with beautiful stained glass into the hallway.

Ground Floor

Hallway with night storage heater, steps to first floor and lower ground floor, door to:

Lounge 15'8" x 10'2" (4.78m x 3.10m) into the double glazed bay window overlooking the front garden

Dining room 13'5" x 10'2" (4.09m x 3.11m) with double glazed window overlooking the rear garden

Bedroom / Study 9'0" x 5'7" (2.75m x 1.71m) with double glazed window overlooking the rear garden, cupboard with hot water tank

First floor

Hallway with loft hatch, doors to

Bedroom 1 13'5" x 10'4" (4.09m x 3.17m) with double glazed window over looking the front

Bedroom 2 13'3" x 10'3" (4.12m x 3.14m) with double glazed window over looking the rear

Bedroom 3 8'10" x 5'8" (2.70m x 1.73m) with double glazed window over looking the front

Bathroom 9'0" x 5'6" (2.75m x 1.69m) with double glazed window over looking the rear, bath and electric shower over, sink and toilet

Lower Ground Floor

Hallway with night storage heater, under-stairs cupboard, doors to

Second lounge 13'1" x 9'10" (4.09m x 3.17m) with door to the kitchen

Kitchen 13'1" x 10'3" (3.99m x 3.13m) with fitted sink, double glazed window and door to the garden

Bathroom 8'6" x 5'3" (2.61m x 1.60m) with sink, bath and toilet

Garden with grassed area and garage accessible via rear lane

Garage 12'4" x 10'0" (3.78m x 3.06m)

EPC TBC

Council Tax band B (£1658.80)

<https://www.pattinson.co.uk/property?id=432362>

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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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.