



Ridgewater

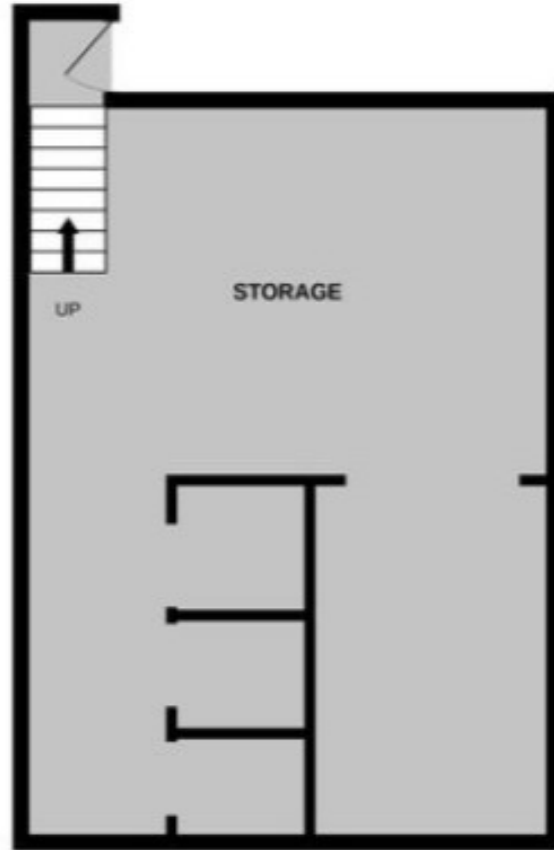
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Block of flats for Sale in Alexandra Road, Torquay

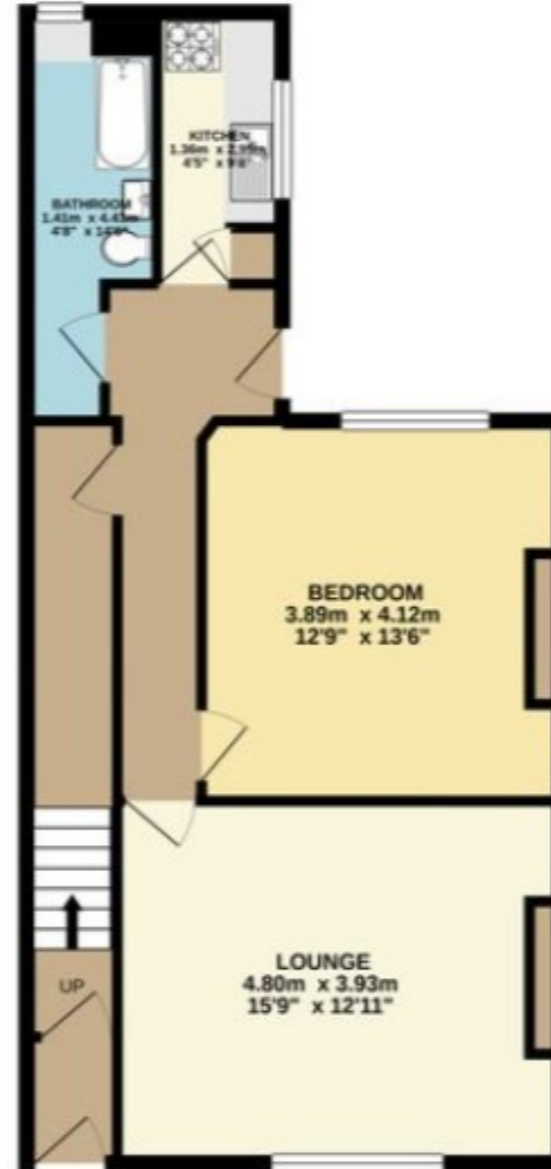
Guide Price £165,000

FLOOR PLAN

BASEMENT
47.5 sq.m. (511 sq.ft.) approx.



GROUND FLOOR
58.6 sq.m. (630 sq.ft.) approx.



1ST FLOOR
29.3 sq.m. (316 sq.ft.) approx.



DESCRIPTION

Sold via Secure Sale online bidding. Terms & Conditions apply. Guide Price £165,000

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.

An end terraced house converted in to three self contained units situated in a convenient location. The property has been the subject of a programme of improvements a couple of years ago to the main ground floor flat. The flats all have electric night storage heating, double glazed windows. In brief the property comprises:

Ground floor flat having hall, lounge, kitchen, bedroom, bathroom and courtyard garden currently let to a tenant.

On the first floor are two studio flats each comprising hall, bed sitting room, kitchen and shower room. Both flats are currently rented.

The property also has a substantial cellar and a large loft area. Viewing is essential to fully appreciate all that this property has to offer.

Ground Floor Flat PVC double glazed entrance door to

Hall with Night storage heater, laminate flooring,

Lounge 15' 03" x 12' 10" (4.65m x 3.91m) Night storage heater, PVC double glazed window, laminate flooring.

Kitchen 10' 11" x 4' 08" (3.33m x 1.42m) Fitted with modern range of units comprising work surface with cupboards and drawers below, inset stainless sink, space and plumbing for washing machine, space for further appliance, range of wall cupboards, airing cupboard with hot water cylinder, electric panel heater, extractor fan, PVC double glazed window.

Bedroom 13' 04" x 13' 03" (4.06m x 4.04m) Night storage heater, laminate flooring, PVC double glazed window.

Bathroom. White suite comprising panelled bath with electric shower over, wash hand basin with bathroom cupboard under, close coupled w.c, electric panel heater, extractor fan. PVC double glazed window. The ground floor flat has a courtyard garden to the side and rear.

Cellars The property has an extensive cellar currently accessed from the ground floor flat.

Room 1 19' 0" x 13' 03" (5.79m x 4.04m)

Room 2 12' 08" x 8' 07" (3.86m x 2.62m) Further area with three storage areas.

First Floor The two first floor studio flats are accessed from the front by a communal front door, hallway and stairs rise to landing

Studio 1

Hall

Bed/sitting room 13' 11" x 13' 09" (4.24m x 4.19m) Night storage heater, PVC double glazed window.

Kitchen 10' 07" x 7' 11" plus door recess (3.23m x 2.41m) Fitted with range of units comprising work surface with drawers and cupboards under, inset stainless steel sink unit, space for appliance, night storage heater, wall cupboard, PVC double glazed window.

Shower room Shower cubicle with thermostatic shower unit, wash hand basin, close coupled w.c, airing cupboard with hot water cylinder, PVC double glazed window, extractor fan.

Studio 2 Entrance door to hallway

Bed/sitting room 13' 02" x 11' 0" (4.01m x 3.35m) Night storage heater, PVC double glazed window.

Kitchen 9' 06" x 7' 08" (2.9m x 2.34m) Fitted with units comprising of worksurface with drawers and cupboards under, inset stainless steel sink unit, inset electric hob, integrated oven, wall cupboards, PVC double glazed window.

Shower Room Shower cubicle with electric shower unit, wash hand basin, close coupled w.c.

EPC D, E and E

Current Rents: G.F.F. £600 pcm Studio 1 £515 pcm Studio 2 £515 pcm. All currently let on AST's.

Council Tax - All band A

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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