



Solsbro Mews

Connells

Solsbro Mews
Torquay



Property Description

Situated in a sought-after area of Torquay, this beautifully presented two-bedroom flat at Solsbro Mews offers an excellent opportunity for both homeowners and investors alike.

The property benefits from a share of the freehold and has been recently renovated to a high standard, creating a modern and comfortable living space throughout.

Upon entering, you are welcomed by a spacious hallway complete with useful built-in storage. The accommodation comprises two well-proportioned bedrooms, a stylish and contemporary shower room, and a bright living area that opens onto a private balcony-perfect for enjoying fresh air and relaxing outdoors.

Further benefits include resident parking and access to a well-maintained communal garden, providing additional outdoor space for leisure.

This attractive home combines convenience, comfort, and modern living in a desirable coastal location, making it a fantastic choice for a range of buyers.

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.

Hallway

Welcoming entrance hallway with built-in storage, providing practical space for coats and household items.

Kitchen/Dining Room

Modern and functional kitchen, recently updated with contemporary fittings and ample storage.

Lounge

Bright and comfortable living space with access to a private balcony, ideal for relaxing or entertaining.

Bedroom 1

Spacious double bedroom with plenty of natural light.

Bedroom 2

Well-proportioned second bedroom, suitable as a guest room, home office, or additional sleeping space.

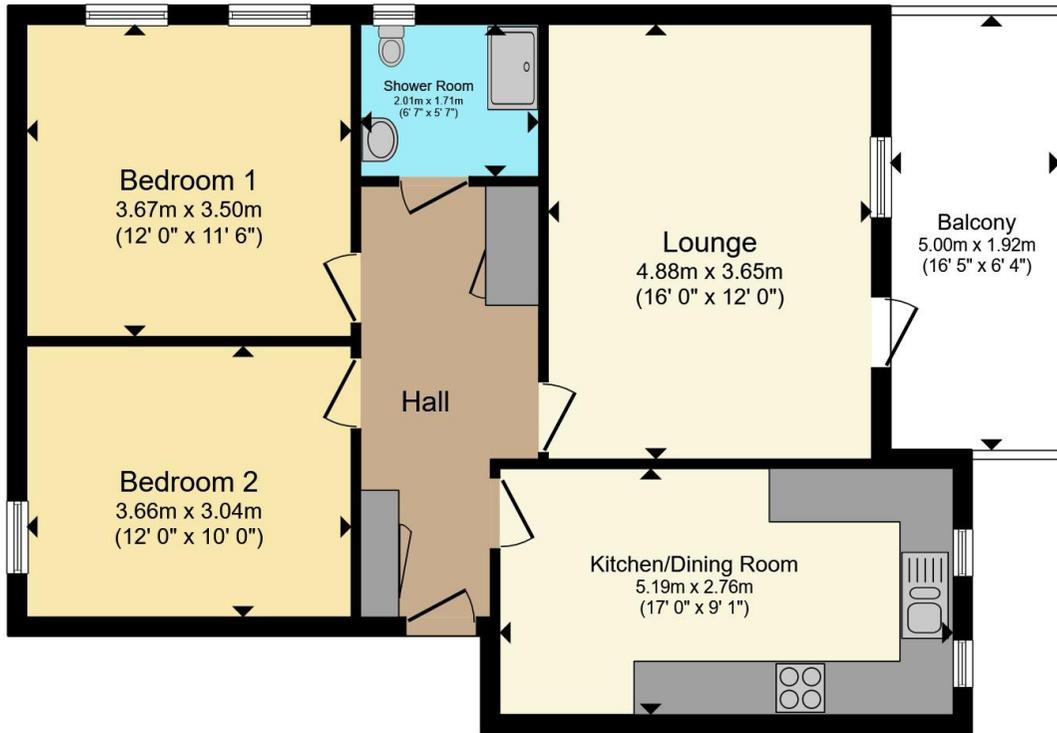
Shower Room

Stylish, recently fitted shower room with modern fixtures and a clean finish.

Outside

Private balcony, resident parking, and access to a well-maintained communal garden.





Total floor area 70.3 m² (757 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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

Service Charge:
 1350.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TQY315002

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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