



Upton Hill, Torquay, TQ1 3ER

Starting Bid £85,000

[www.garganandhart.co.uk](http://www.garganandhart.co.uk)

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**Gargan & Hart**  
Estate Agents



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**Auctioneer Comments:**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.







As you enter from the carport through a gate to the patio garden with seating area, you come to the front door that takes you to your fitted kitchen with a modern matching range of high gloss fronted wall, base and drawer units with roll edged work surface over, 1.5 bowl sink unit with mixer tap, electric cooker point, spaces for washing machine and fridge/freezer and an open hatch to the breakfast room. The inner hallway leads you to the breakfast room which is a nice bright area. The shower room is also off the hallway with shower cubicle, low level W/C and wash hand basin. The lounge is a lovely size with windows to the side and patio doors opening to your large and welcoming conservatory with further patio doors out to your secluded patio area.

At the other end of the bungalow, you have a double bedroom with double glazed window and patio doors to the front. Fitted with a comprehensive range of bedroom furniture. The en-suite comes with a modern matching three-piece white suite comprising shower cubicle with electric shower, low level W/C with concealed cistern, circular wash hand basin with mixer tap set into vanity unit and further vanity shelf with illuminated mirror behind and cupboards below. Outside to the front of the property there is a car port, this leads to the patio garden. The property also benefits from solar panels.





## ADDITIONAL INFORMATION

Tenure – Freehold

Council Tax Band - B

Local Authority - Torbay Council

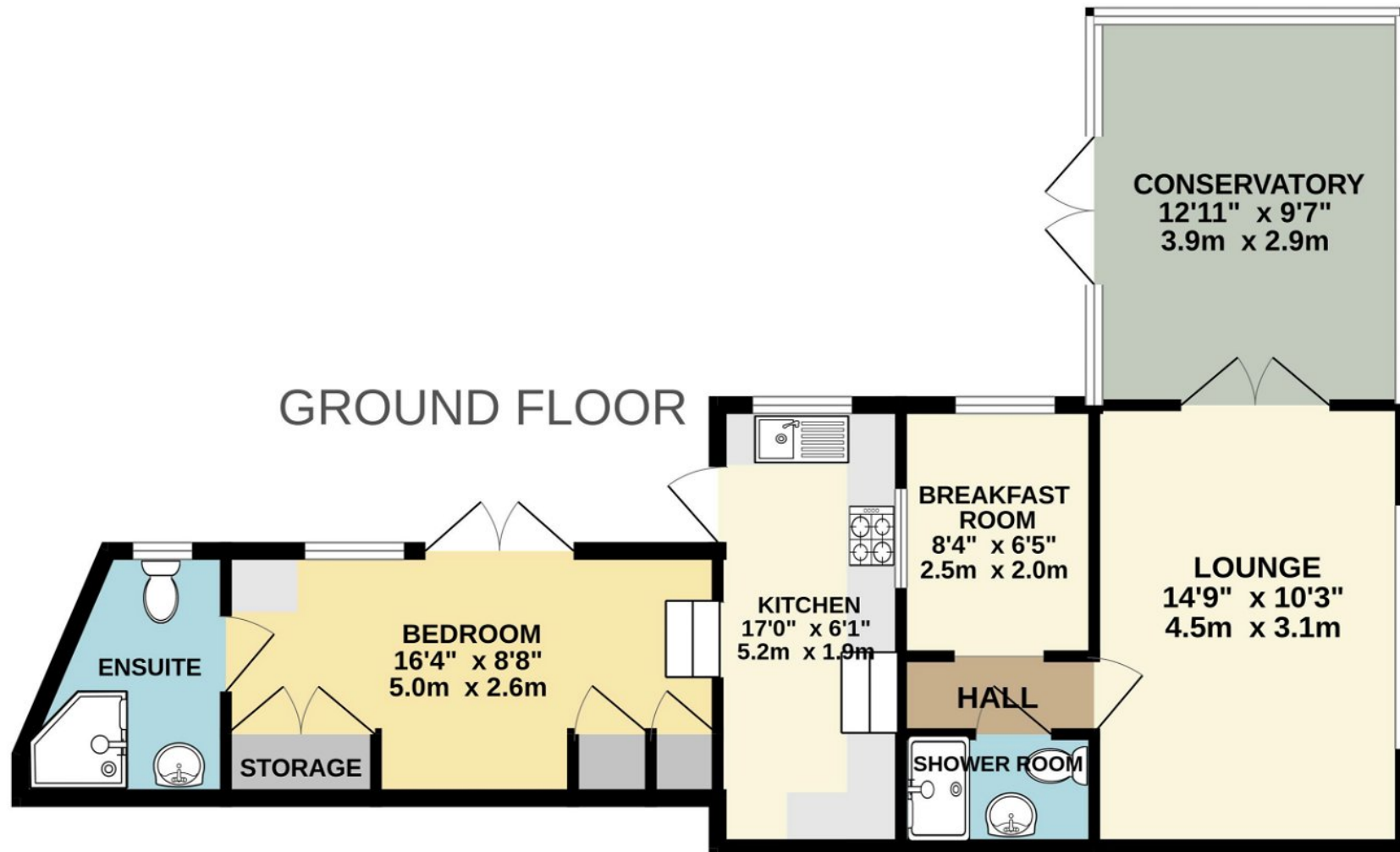
EPC - D

## CONSIDERATIONS

Things to consider about this property:

- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom Mobile-Coverage. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- There is a water meter at the property.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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