

FOR SALE BY AUCTION



189 Hele Road, Torquay, Devon, TQ2 7QG

FOR SALE BY AUCTION on the 3rd November 2017 (unless sold prior) in conjunction with Clive Emson Auctioneers

Guide Price £40 - £50,000 Plus Fees

WAYCOTT'S 
Established 1878

• Chartered Surveyors

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A well located two-bedroom ground floor flat which would benefit from improvement with the benefit of garden areas to the front, rear and side. Of interest to owner-occupiers, developers and investors, looking to add to or start their property portfolio.

ACCOMMODATION

Lobby, sitting room, kitchen, two bedrooms and bathroom.

OUTSIDE

There are garden areas on three sides of the property with the area to the rear being particularly worthy of formalisation so as to materially enhance the amenities of the flat and thus its value.

TENURE

Leasehold with vacant possession.

LEASE DETAILS

Remainder of a 99 year lease (less three days) from 29th September 1956 at a current ground rental of £xxx per annum.

SERVICES

We have not carried out any tests on the services and are therefore unable to comment on their condition or adequacy.

COUNCIL TAX

Band A

VIEWING

Block viewings via auctioneer Clive Emson on the following dates

Thursday, 12th October 2017, **2:45 pm**

Monday, 16th October 2017, **11:30 am**

Friday, 20th October 2017, **2:45 pm**

Monday, 23rd October 2017, **2:45 pm**

Thursday, 26th October 2017, **11:30 am**

Tuesday, 31st October 2017, **11:30 am**

AUCTION DETAILS

For Sale by Auction on the 3rd November (unless sold prior) in conjunction with Clive Emson Auctioneers at the St Mellion International Resort, Saltash near Plymouth. For a copy of the full auction catalogue and the legal pack for the property please contact Clive Emson Auctioneers on 01392 366555 reference lot 178

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.