

FOR SALE BY AUCTION



Flat 6 Vane Cliff, 7 Vane Hill Road, Torquay, Devon, TQ1 2BZ

FOR SALE BY AUCTION on the 2nd May 2018 (unless sold prior) in conjunction with Clive Emson Auctioneers

Guide Price £100,000 - £120,000 Plus Fees

WAYCOTT'S 
Established 1878

• Chartered Surveyors

Flat 6 Vane Cliff, 7 Vane Hill Road, Torquay, Devon, TQ1 2BZ

Guide Price £100,000 - £120,000 plus fees

A generally well presented, spacious first floor apartment with a modern kitchen and bathroom with views over Torquay Harbour. The flat which forms part of a substantial period property is situated in a secluded close, enjoying the benefit of communal gardens and a shared garage.

Of interest to owner-occupiers, developers and investors, looking to add to or start their property portfolio.

ACCOMMODATION

Ground Floor – Communal entrance.

First Floor

Entrance lobby, walk-in storage cupboard, large open-plan dining hall, lounge, kitchen, bedroom and shower room.

OUTSIDE

Communal gardens and shared garage en-bloc.

TENURE

Leasehold with vacant possession.

LEASE DETAILS

Remainder of a 999 year lease from 24th June 1965 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 B

EPC - E

VIEWING

Viewings via appointment with auctioneer **Clive Emson- 01392 366555**

Contact: **Audrey Smith/Katie Semmens**

AUCTION DETAILS

For Sale by Auction on the 2nd May 2018 (unless sold prior) in conjunction with Clive Emson Auctioneers at the St Mellion International Resort, Saltash near Plymouth, PL12 6SD.

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 93**.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.