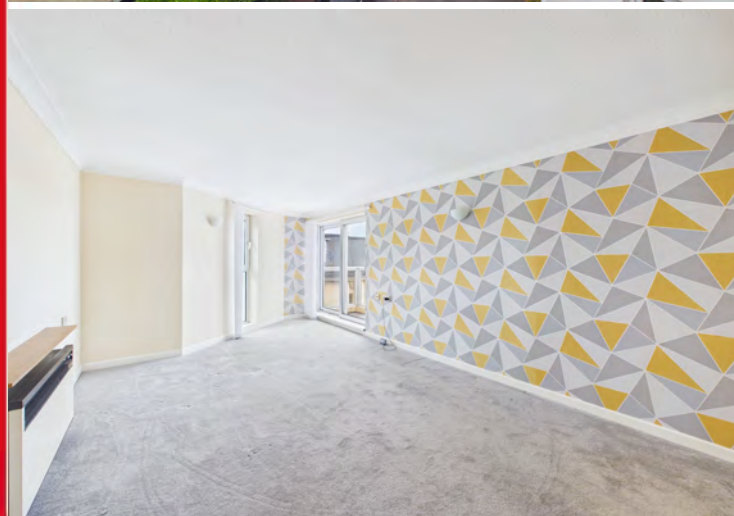




Taylor's
sales & lettings

Guide Price £25,000

Falkland Road,
Torquay, TQ2 5LU

Please note this property is being sold by online auction.

A one bedroom retirement apartment with lovely sea views across Torquay Harbour. Homequay house was constructed by McCarthy and Stone Development and comprises of 37 properties over four floors each served by a lift. The development is conveniently situated close to Torquay seafront and a stones throw away from local shops, bars and restaurants. There is a development manager who can be contacted in an emergency, The apartment consists of lounge, balcony with sea views over Torquay Marina, kitchen, shower room and double bedroom. Cash buyers ONLY!!!!



Please note this property is being sold by online auction.

Important

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. Door into hallway.

LOUNGE A light and bright lounge area with French door leading out to a balcony overlooking Torquay Marina, nicely decorated, night storage heaters and pull cord.

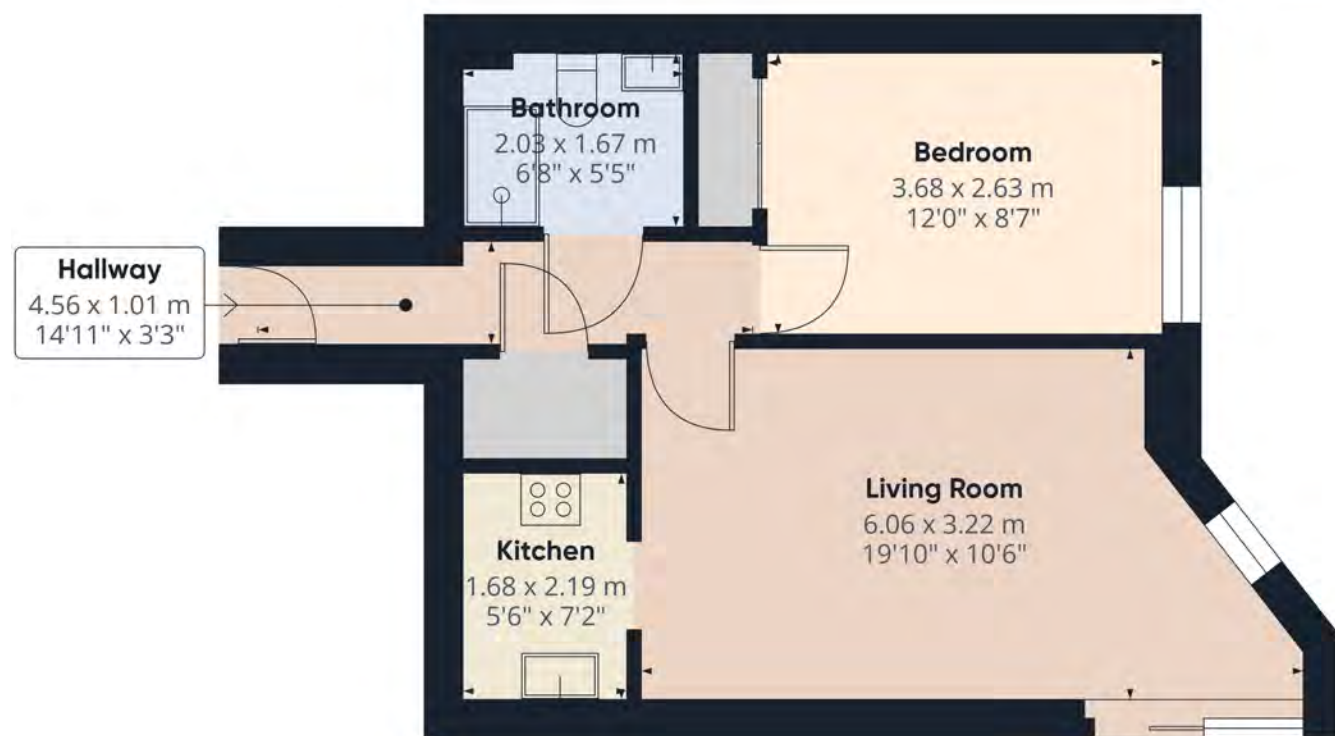
KITCHEN Oven and fridge/freezer, sink unit, cupboards and drawers under and surfaces.

SHOWER ROOM Double shower unit, wash hand basin, low level WC, storage cupboard and emergency pull cord.

BEDROOM Double bedroom with window to side, electric radiator, built in wardrobes and emergency pull cord.

OUTSIDE Balcony with sea views over Torquay Marine.

PARKING Available.



Address 'Falkland Road, Torquay, TQ2 5LU'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating 'TBC'

Taylor's Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ