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### SITUATION

Located on the corner with Hilly Gardens Road in this residential area less than 1½ miles from Torquay town centre, within walking distance of Torquay Golf Club and well located for Oddicombe and Watcombe Beaches.

Torquay is a popular coastal resort, dubbed the 'English Riviera', situated on the south coast of Devon approximately 18 miles south of Exeter and 28 miles east of Plymouth.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

### PROPERTY

An end of terrace building comprising **2 Self-Contained Flats** on ground and first floors, each with gas central heating and uPVC double glazing, together with **2 Garages** fronting Hilly Gardens Road (**see Note 1**). In addition, the ground floor flat includes a hard standing area for parking 2/3 cars and the first floor flat includes a small private garden.

**Note 1: There may be potential to build a separate residential unit on the site which currently houses the garages, subject to obtaining possession and the necessary consents.**

**Note 2: A 1 bed flat at Sunnyside, in the adjacent Hartop Road, sold in January 2020 for £115,000 (source: www.rightmove.co.uk).**

### TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat & Garage	1 Bedroom, Living Room, Kitchen, Bathroom/WC <b>Area Approx. 559 sq ft Plus Garage and Parking Area for 2/3 cars</b>	<b>Individual</b>	6 months from 31st January 2017	£6,600	AST. Holding Over. <b>£740 Rent Deposit held.</b>
First Floor Flat & Garage	1 Bedroom with ensuite Bathroom/WC, Living Room/Kitchen <b>Area Approx. 462 sq ft Plus Garage and garden</b>	<b>Individual</b>	1 year from 27th April 2018	£6,420	AST. Holding Over. <b>£740 Rent Deposit held.</b>
				<b>Total: £13,020</b>	

<sup>1</sup>Not internally inspected by Barnett Ross. Areas taken from EPC.

**£13,020** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

#### Joint Auctioneers

Athawes, Son & Co  
Tel: 020 8992 0056 Ref: Mark Stevens  
Email: mark@athawes.co.uk

#### Vendor's Solicitors

Lamb Brooks LLP  
Tel: 01256 844 888 Ref: Nigel Bourne  
Email: nigel.bourne@lambbrooks.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

