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**126**

8 Collingwood, 38 Braddons Hill Road East, Torquay TQ1 1AJ

GUIDE PRICE **£50,000 - £75,000**

RESIDENTIAL INVESTMENT

### Description

A three storey, freehold four/five bedroom town house situated in the exclusive gated development of Collingwood, having the benefit of residents parking, use of the communal gardens and grounds, along with a private garden area serving the property. The property is currently tenanted on a periodic assured shorthold tenancy, please refer to the legal pack for further information. NOTE: The property, constructed in 2009, has been subject to an insurance claim under the new build warranty policy (now expired) and is in need of remedial works, which are to be carried out by the purchaser at their own cost and is sold as seen. Interested parties must make and rely upon their own inspection/survey of the property prior to bidding.

### Situated

Braddons Hill Road East is conveniently situated for Torquay town centre, Lisburne Square and in turn the sandy beaches and marina. Torquay offers a comprehensive range of shopping, leisure and educational facilities catering for all age groups, being one of three coastal towns forming the sheltered Torbay/English Riviera famous for its warm climate and clear bathing waters.

### Ground Floor

Entrance hall, master bedroom with en-suite shower room, bedroom 2 and shower room.

### First Floor

Landing, sitting room, kitchen/diner, utility room and WC.

### Second Floor

Landing, three bedrooms and bathroom.

### Outside

Secure gated entrance giving access to residents parking, communal gardens and grounds,



private garden area for the use of 8 Collingwood.

### Viewings

Strictly by prior appointment with Miller Countrywide Torquay 01803 291429. General

enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

C

### Council Tax Band

F