

One-Bedroom Lower Ground Floor Flat Requiring Modernisation

For Sale by Traditional Online Auction with Bids Invited by 12:00 noon on 30th Sept 2026

Bottom Flat, 8 Brunswick Terrace, Torquay, TQ1 4AE

WAYCOTTS
Established 1878

Bottom Flat, 8 Brunswick Terrace, Torquay, TQ1 4AE

A one-bedroom lower ground floor flat now in need of modernisation and repair being located in the heart of the parish of Torre which offers a good range of amenities and facilities. The property, which is part of a three-storey mid-terrace building, will appeal to investors and developers alike on the lookout for a modest project for onward sale or rent.

ACCOMMODATION
Ground floor: Communal entrance hall. Private flat entrance.
Lower ground floor: Hallway, kitchen, living room, bedroom, bathroom/WC.

TENURE
Leasehold with vacant possession.

LEASE INFORMATION
Remainder of a 999 year lease. For ground rent, maintenance and service charges please refer to the auction legal pack for further information.

EPC
Rating: E

WHAT3WORDS
///wins.expect.home

BROADBAND & MOBILE COVERAGE
Broadband: Ultrafast available
Mobile: Good outdoor. May be variable indoor.
Source: ofcom.org.uk

IMPORTANT INFORMATION
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 (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK & FINANCE
Copies of the legal pack and special conditions of sale are available online to be downloaded, via www.247propertyauctions.co.uk the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

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 price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check 24/7 property auction's website regularly at www.247propertyauctions.co.uk or contact them on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!

VIEWING

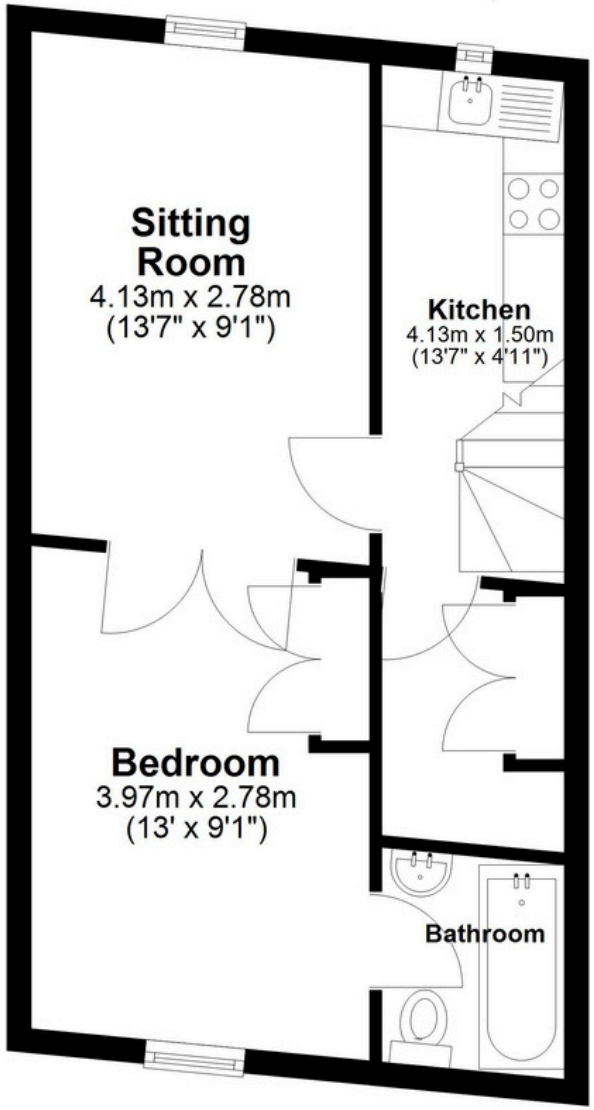
For further information or viewings contact

Matty Ash or Nick Wheeldon MRICS
01803 403060 | property@waycotts.co.uk

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

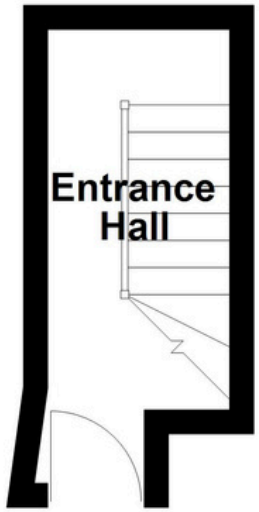
Lower Ground Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



Ground Floor

Approx. 5.2 sq. metres (55.8 sq. feet)



Total area: approx. 41.1 sq. metres (442.3 sq. feet)









The Estate Office, 84a Abbey Road,Torquay,TQ2 5NP T: 01803 403060 E: property@waycotts.co.uk www.waycotts.co.uk

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