

Guide
£55,000+
Freehold

A compact 1 Bedroom Bungalow requiring modernisation with a useful cellar below.
For Sale by informal tender - Offers Invited by 12:00 Noon on Thursday 30th July 2026

Rose Cottage, 1 Ellacombe Road, Torquay, TQ1 3AS

WAYCOTTS
Established 1878

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Location & Description
Situated in a central position within Torquay, the property is now available following a long-term tenancy of over 10 years.

The Property does require modernisation and repair and has the benefit of a cellar area that offers potential for utility room, storage or even home office. Subject to the necessary consent being obtained.

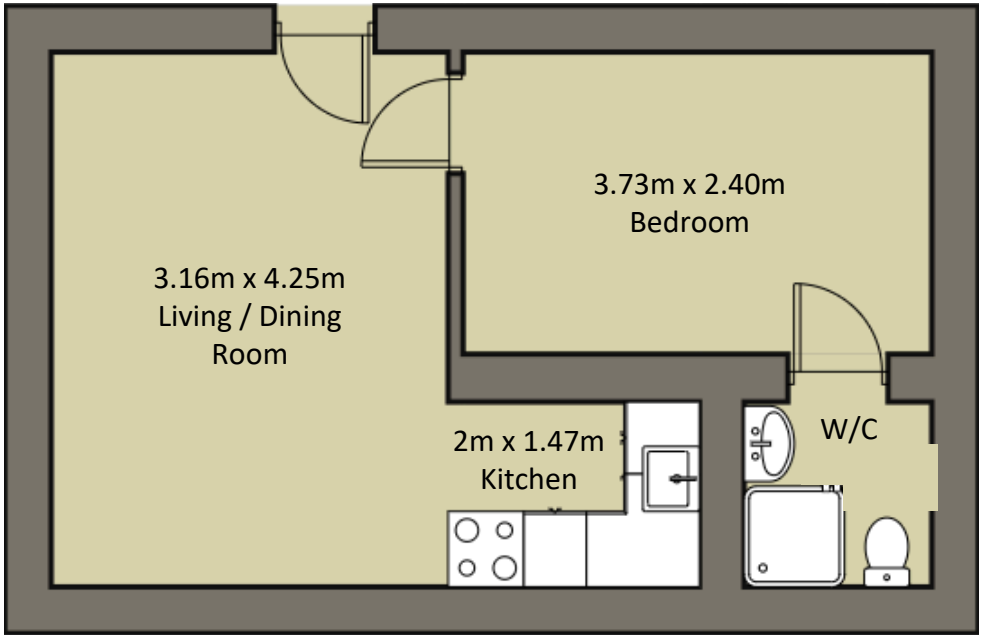
Accommodation
- Gated access from the road to a courtyard/garden
- Entrance door
- Lounge with adjoining kitchen
- Bedroom with en-suite shower, WC and wash basin
- Side gate providing access to the cellar
- Irregularly shaped cellar measuring approximately 8.76m^2

EPC
Rating - E (51) | Measured Area 29m^2

Services
Mains water and electricity - Gas was connected but removed at request by a previous tenant.

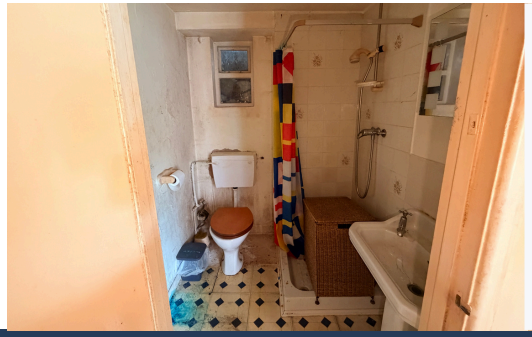
VAT
All prices and rents quoted are exclusive of VAT. This property is not elected to VAT

Informal Tender
Details of the informal tender available upon request.



For Illustrative purposes only. Not to scale.

Viewing
Strictly by prior appointment with the agents Waycotts
Matty Ash or Nick Wheeldon MRICS






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.