



3 & 4



# 3 & 4 Glencarnock

, Torquay, TQ1 4DQ

Exeter 22 miles Dartmouth 11 miles Totnes 10 miles

A Victorian villa with sea views, driveway parking & separate cottage. Perfect multi-generational family home or investment.

- Online Auction - End date Tuesday 8th September at 4pm
- Fantastic sea views
- Ample off street parking / Driveway
- Freehold
- EPC Band D
- Spacious Victorian Villa with attached three Bedroom Cottage
- Large two tiered Garden
- Character features throughout
- Council Tax Band D

## Auction Guide £910,000

### METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Tuesday 8th September at 4pm.

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - [stags.co.uk](https://stags.co.uk) on the Auction Page.

### DESCRIPTION

This elegant Victorian villa in Torquay offers an exceptional blend of period grandeur and modern comfort, set within one of Devon's most sought-after coastal locations. Behind its handsome façade, the home welcomes you with three generous reception rooms, each featuring character details that reflect the charm and craftsmanship of the era. High ceilings, large bay windows, and well-proportioned spaces create a warm and inviting atmosphere ideal for family living or refined entertaining.

The property boasts three spacious double bedrooms, each offering ample natural light and flexibility for personal styling. A versatile loft room with its own WC provides an ideal space for a home office, guest room, or creative studio. Additional practical benefits include a dedicated dining room perfect for gatherings and a separate utility room that keeps daily living neatly organized.

The beautifully arranged two-tiered garden captures picturesque sea views, an idyllic setting for relaxing summer evenings or alfresco dining. Thoughtfully landscaped, the outdoor space offers both privacy and tranquility, making it a true extension of the home's living areas.

Adding remarkable value and versatility, the property includes an additional three-bedroom cottage complete with its own charming courtyard garden. Perfect for multigenerational living, guest accommodation, or potential rental income, this cottage provides a rare opportunity within such a prestigious coastal address. Together, the villa and cottage form a unique and highly desirable offering in the heart of Torquay.



**WHAT3WORDS**

supported.rates.replied

**PROOF OF IDENTITY**

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

**BUYERS & ADMINISTRATION FEES**

The successful purchaser(s) will be liable to pay the Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction.  
Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.)  
Additional Administration Fee - £1,200 inc VAT.

**DEPOSIT PAYMENT**

Where stated on the property listing, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

**LEGAL PACK**

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo Proptech online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

**SOLICITOR ACTING**

Mark Iddles of Wollens / mark.iddles@wollens.co.uk / 01803 225180  
At Harbourside, 67 The Terrace, Torquay.

**COMPLETION DATE**

The completion date will be as dictated by the solicitor (20 days) and included in the legal pack.

**DEFINITION OF AUCTION GUIDE AND RESERVE**

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

**SPECIAL CONDITIONS OF SALE**

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



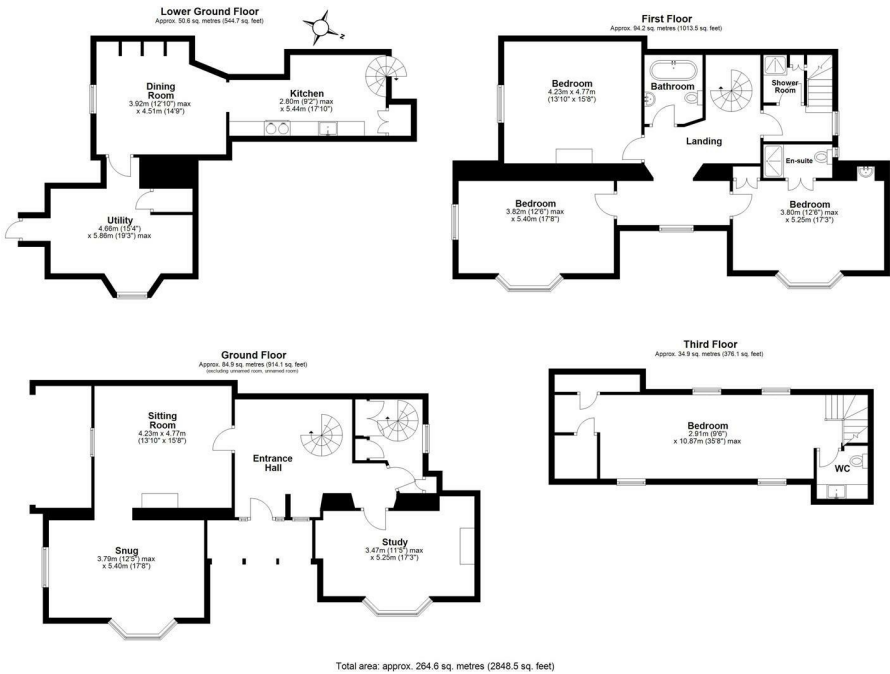
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

6 Vaughan Parade, Torquay, TQ2 5EG

torquay@stags.co.uk  
01803 200160



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London