

# 85 Bolton Street

Ref No: 3924

Brixham, Devon, TQ5 9DJ



## An Investment Opportunity with Potential for Improvement

4 Self-Contained Flats

Large Car Park at Rear

Central Location Less Than 1 Mile from Town Centre

Viewing Highly Recommended

£237,500 Freehold

Interested in this property?

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## DESCRIPTION

An investment opportunity with further potential for improvement. 85 Bolton Street comprises a semi-detached property, which has been extended and converted to four self-contained flats offers excellent investment potential as well as an opportunity to refurbish to suit the investors market. The property also has the advantage of a car park at the rear.

**Internal viewing of the property offered with Vacant Possession is recommended and can be arranged via the agents.**

The accommodation briefly comprises:-

### FLAT 1 - GROUND FLOOR FRONT

**LIVING ROOM**

**BEDROOM**

**BATHROOM**

**KITCHEN**

**SHOWER ROOM** (Not used)

### FLAT 2 - FIRST FLOOR

**HALL**

**LIVING ROOM**

**KITCHEN**

**BEDROOM**

**BATHROOM**

### FLAT 5 - SECOND FLOOR

**HALL**

**LOUNGE**

**2 BEDROOMS**

**BATHROOM**

### FLAT 6 - GROUND FLOOR REAR

**LIVING ROOM**

**BEDROOM**

**KITCHEN**

**SHOWER ROOM**

## EXTERIOR

There is a car park to the rear accessed via caved driveway under 85a.

## GENERAL

All flats have separate services.

The property has converted to flats under planning permission Ref 88.1216.

Alteration and use of permission as 6 residential flats granted 21/7/198. The other two flats form 85A.

## TENURE

Freehold.

The freehold also includes the adjoining property 85a Bolton Street, which is held on a 999 year lease.

## COUNCIL TAX BAND

Flat 1 - A.  
Flat 2 - A.  
Flat 5 - A.  
Flat 6 - A.

## EPC RATINGS

Flat 1 - F.  
Flat 2 - D.  
Flat 3 - D.  
Flat 6 - E.

Flat 1 has the potential to meet the minimum standard of E with small changes. Further information can be obtained from the agents.

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

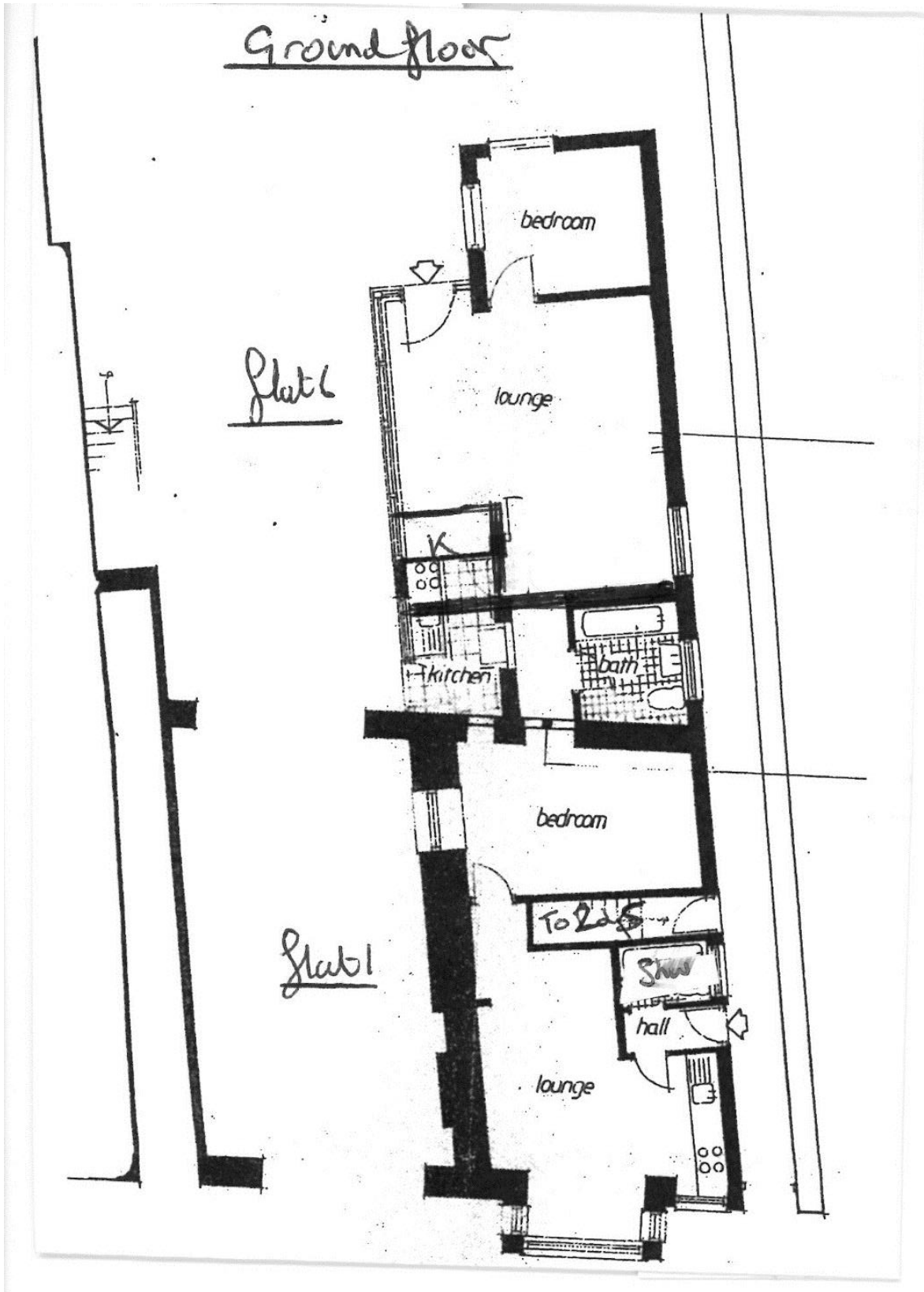
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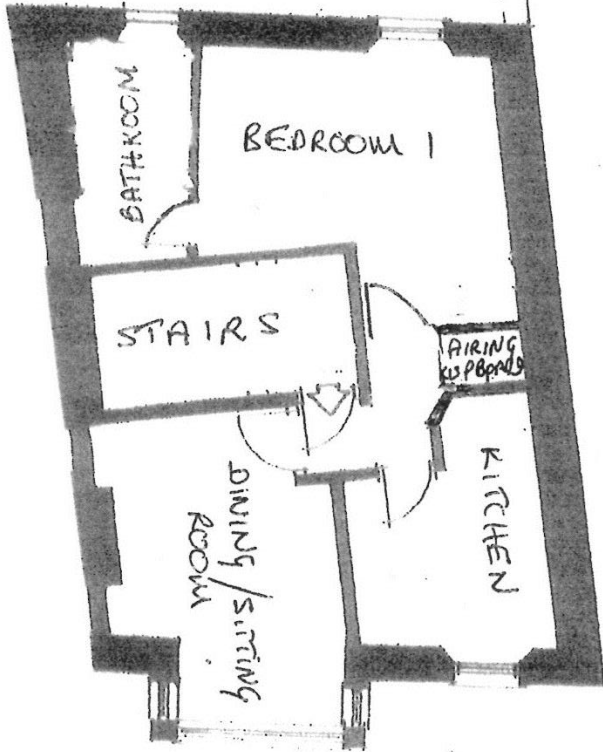




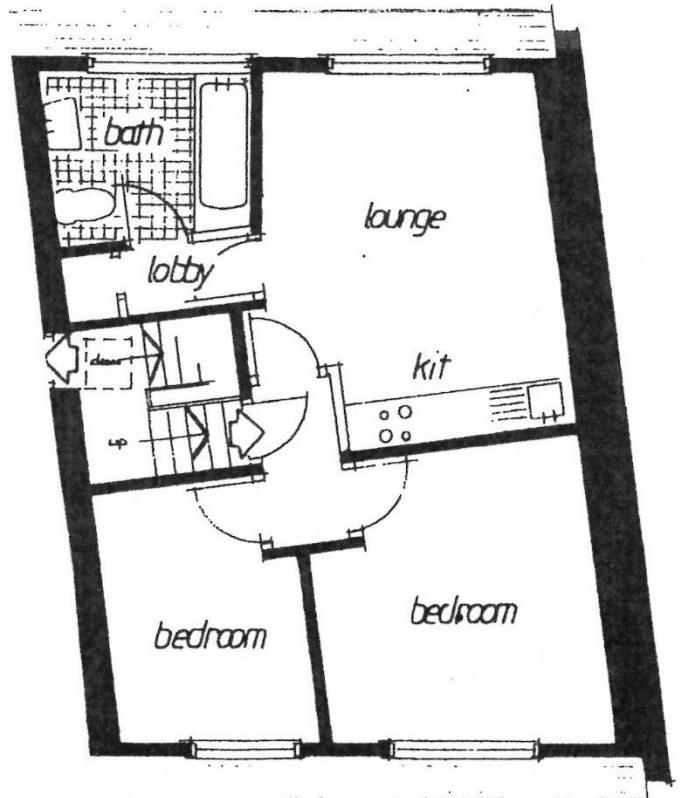
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Flat 2 - First Floor



Flats 2nd Floor



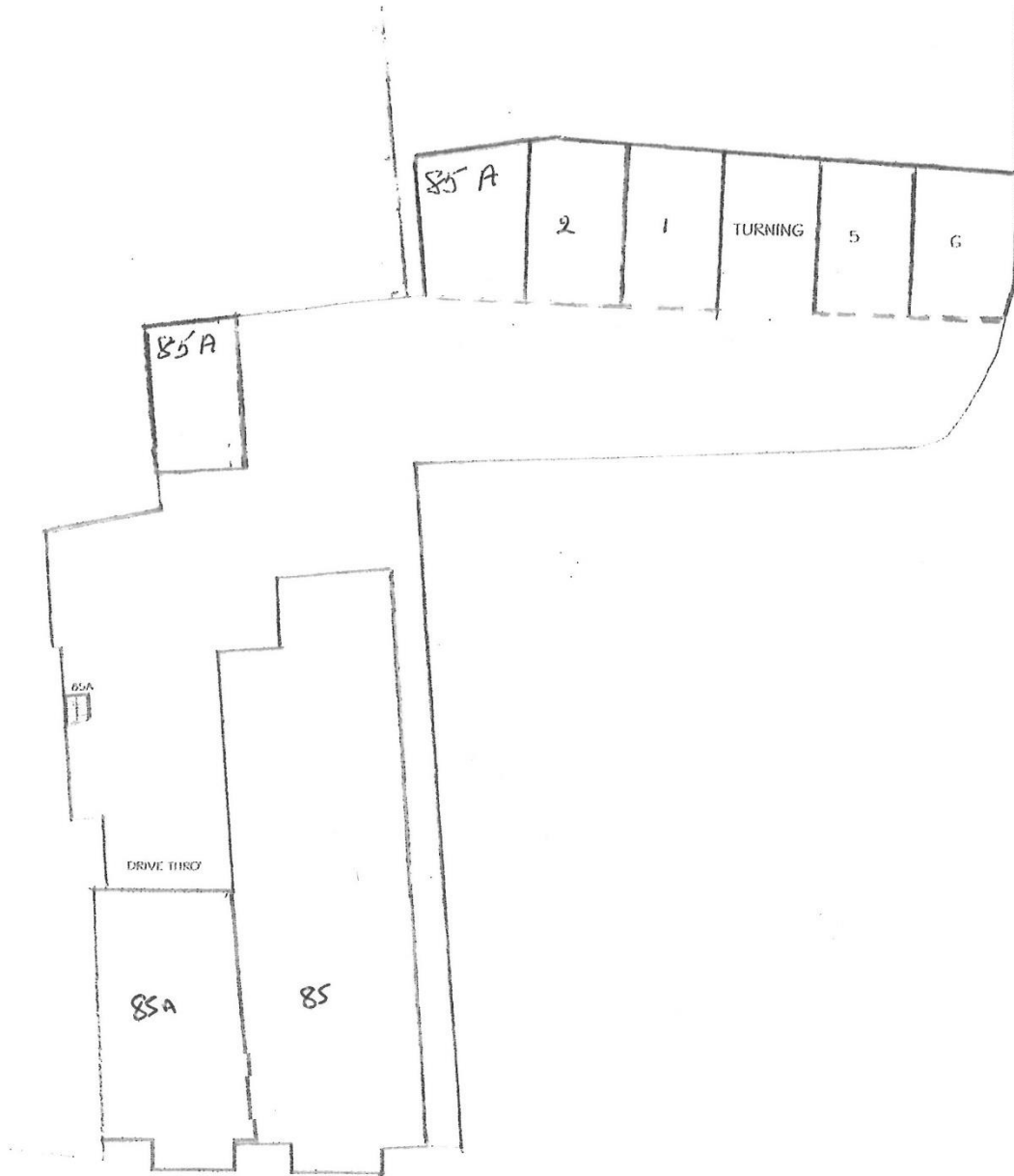
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Site Plan  
and  
CAR PARKING SPACES

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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