

# 1 Laburnum Row

Ref No: 4685

Torquay, Devon, TQ2 5QX



## Exceptionally Well Managed Block of Three Residential Units

Two x 1 Bedroom Flats & One x Ground Floor Studio

Combined Annual Rental Income £16,800 Per Annum (8.84%) - With Scope for Growth

Clean, Tidy, Conscientious Tenants

A Superb Buy To Let Opportunity

£190,000 Freehold

Interested in this property?

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## LOCATION

The property is located at the foot of Laburnum Row, close to its junction with Higher Union Street in the Torre area of Torquay. Torre is an excellent location for amenity services and access both to Torquay town centre and also out of town on Torquay's nearby arterial roads.

## DESCRIPTION

The property comprises a three storey mid terrace block, made up of one residential unit per floor - 1 x studio and 2 x one bedroom apartments.

The property is fully let producing a combined rental income of £16,800 per annum.

The property has been diligently managed by our client and is presented in excellent decorative order, with settled long term tenants.

The accommodation briefly comprises:-

## GROUND FLOOR

### COMMUNAL ENTRANCE

Leading to:-

### GROUND FLOOR STUDIO APARTMENT

#### ENTRANCE LOBBY

Leads to:-

#### SPLIT LEVEL LIVING AREA

14' 2" x 17' 8" (4.31m x 5.38m)

Comprising:- **LIVING** and **BEDROOM AREA** with **RAISED KITCHEN** (and dining alcove).

#### SHOWER ROOM

Access to small yard.

Economy 7 heating.

The flat has been occupied by the current tenant since August 2013 under an Assured Shorthold Tenancy with a current rent of £450 PCM, with a rent deposit of £390.

### FIRST FLOOR FLAT – FLAT 2

#### LOUNGE

10' 10" x 13' 10" (3.29m x 4.22m)

#### KITCHEN

5' 8" x 10' 7" (1.72m x 3.23m)

#### WC

#### BEDROOM

9' 11" x 8' 6" (3.03m x 2.58m)

#### SHOWER ROOM

The flat has independent gas central heating.

The property has been occupied by the current tenant since November 2018 under an Assured Shorthold Tenancy at a rent of £475 PCM, with a rent deposit of £433.33.

### SECOND FLOOR FLAT – FLAT 3

#### OPEN LOUNGE & RAISED KITCHEN AREA

8' 10" x 8' 1" (2.68m x 2.47m)

Plus 7' 5" x 8' 1" (2.25m x 2.47m)

#### BEDROOM

9' 7" x 8' 6" (2.91m x 2.6m)

#### SHOWER ROOM

The flat has independent gas central heating.

The flat has been occupied by the current tenants since September 2014 under an Assured Shorthold Tenancy at a current rent of £475 PCM, with a rent deposit of £390.

#### COUNCIL TAX

Each flat has an independent Band A Council Tax assessment. Council tax is payable by the tenants.

#### ASSURED SHORTHOLD TENANCIES

Available on request.

Deposit, gas, electrical, EPC and fire alarm certification available on request.

#### ELECTRICITY SUPPLY

The electricity is paid by the Landlord, but each flat has an independent metre, which credits the entire cost back to the Landlord.

#### WATER

Rents are inclusive of Water Rates.

#### LEGAL COSTS

Each party are to bear their own legal costs incurred in any transaction.

#### EPC RATINGS

Ground Floor - C. First Floor - C. Second Floor - D.

#### MANAGING AGENTS

The property is currently managed by Team2 Property Management.

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