

127 Abbey Road

Ref No: 3644

Torquay, Devon, TQ2 5NP



Grade II Listed Town House Arranged as 4 Self-Contained Flats

Excellent Order Internally with Modern Fittings

Central Location Close to Town Centre and Sea Front

Income Potential £27,900 Per Annum

8.7% Yield

Guide Price £320,000 Freehold

Interested in this property?

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DESCRIPTION

The property comprises a Victorian Grade II listed mid terraced building with accommodation on each floor.

Internally, the accommodation is arranged as four self-contained flats, one on each floor, there is a small forecourt garden. To the rear is a courtyard. There is a large detached garage at the rear of the property, which is let separately.

The accommodation briefly comprises:-

GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Staircase to upper floors and Landlord stores.

FLAT 1 (Lower ground floor)
With entrance at rear.

HALLWAY

LIVING ROOM

18' 6" x 14' 8" (5.63m x 4.47m)
With **KITCHEN AREA**.

UTILITY ROOM

BEDROOM

10' 6" x 14' 2" (3.19m x 4.31m)

BATHROOM

10' 3" x 4' 3" (3.13m x 1.30m)

Gross Internal Area: 49.43m².

FLAT 2 (Ground floor)

HALLWAY

LIVING ROOM

14' 2" x 14' 10" (4.32m x 4.52m)
With **KITCHEN AREA**.

BEDROOM

11' 3" x 9' 5" (3.42m x 2.86m)

SHOWER ROOM

5' 5" x 4' 0" (1.65m x 1.23m)

Gross Internal Area: 33.5m².

FIRST FLOOR

FLAT 3 (First floor)

HALLWAY

LOUNGE

12' 4" x 14' 10" (3.77m x 4.52m)

KITCHEN

7' 10" x 15' 1" (2.39m x 4.60m)

BEDROOM

10' 6" x 11' 5" (3.21m x 3.49m)

BATHROOM

4' 1" x 8' 7" (1.24m x 2.61m)

Gross Internal Area: 41.56m².

SECOND FLOOR

FLAT 4 (Second floor)

HALLWAY

KITCHEN

7' 7" x 11' 7" (2.3m x 3.53m)

LIVING ROOM

15' 1" x 10' 11" (4.59m x 3.34m)

BATHROOM

4' 1" x 7' 10" (1.24m x 2.4m)

BEDROOM

11' 11" x 10' 8" (3.64m x 3.26m)

Staircase from hall to:-

THIRD FLOOR

Separate area comprising:-

BEDROOM

13' 1" x 12' 3" (4m x 3.73m)

WALK IN WARDROBE

SHOWER ROOM

5' 10" x 7' 1" (1.77m x 2.15m)

Gross Internal Area: 61.29m².

EXTERIOR

To the rear of the property there is a:-

LARGE GARAGE

28' 7" x 15' 0" (8.72m x 4.57m)
With separate WC.

Gross Internal Area: 39.85m².

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TENANCIES

Flats 3 and 4 are currently vacant previous rent Flat 3 £550 and Flat 4 £600.

Flat 1 is let on an Assured Shorthold Tenancy at a rent of £550 per calendar month.

Flat 2 is let on an Assured Shorthold Tenancy dated 10th April 2006 at a rent of £455 per calendar month.

The Garage is let on a 5 year lease from 2019 at a rent of £170 per calendar month.

Rents include water rates.

PLANNING

Conversion and Use as Four Flats and Demolition of Rear Toilet Addition.

Ref. No: P/1990/1081 | Status: Application Permitted

Conversion and Use of Property as Four Residential Flats

Ref. No: P/1990/1082 | Status: Application Permitted.

SERVICES

Each flat has separate electric and gas supplies with individual gas central heating systems.

EPC RATINGS

Flat 1 - C.

Flat 2 - D.

Flat 3 - C.

Flat 4 - D.

COUNCIL TAX BANDS

Flat 1 - A.

Flat 2 - A.

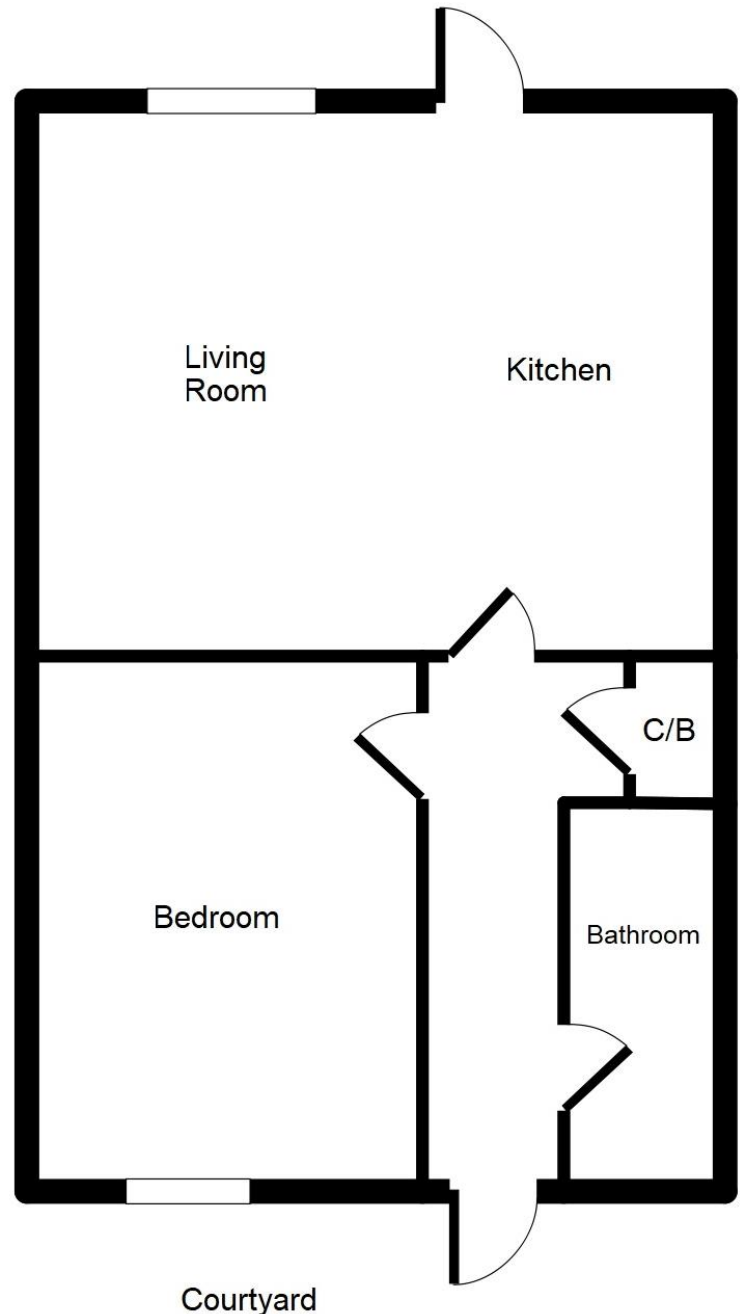
Flat 3 - A.

Flat 4 - B.

VIEWING

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

FLAT 1 – LOWER GROUND FLOOR



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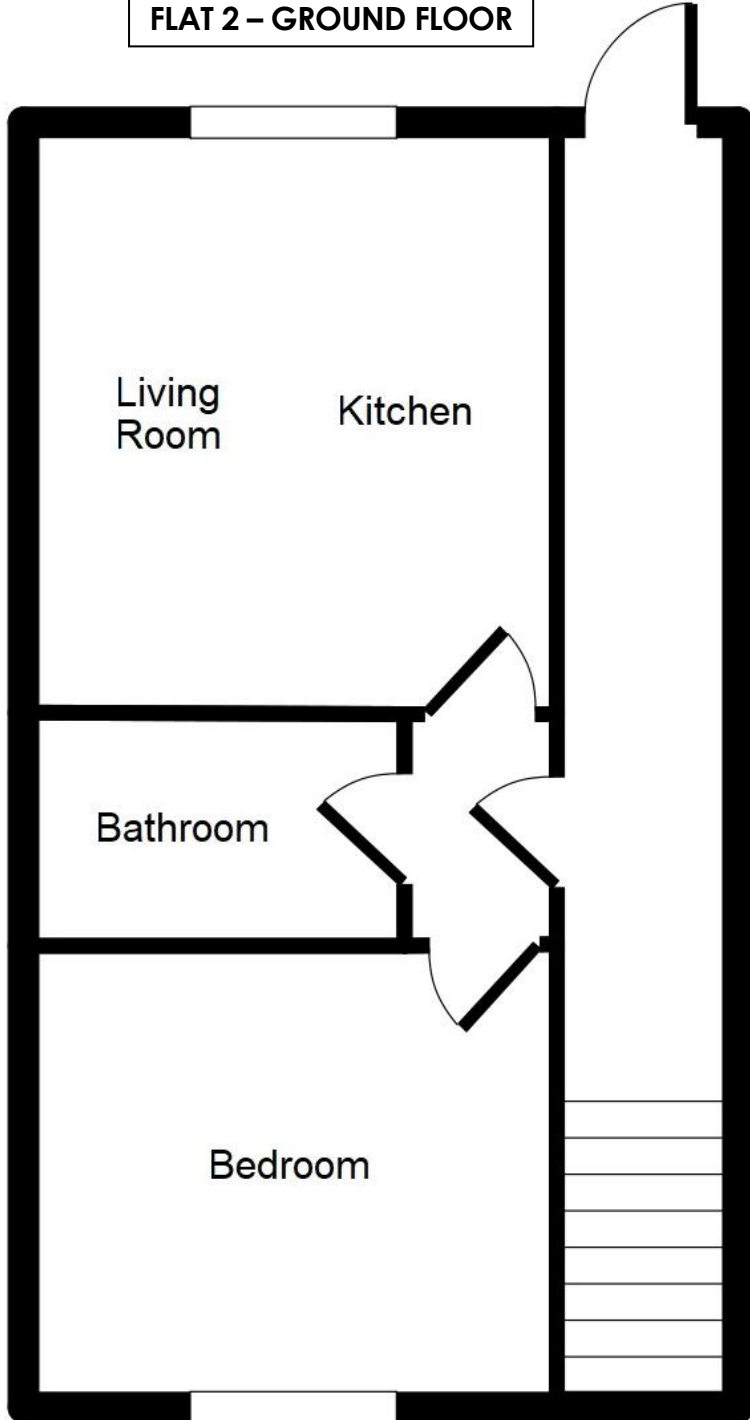
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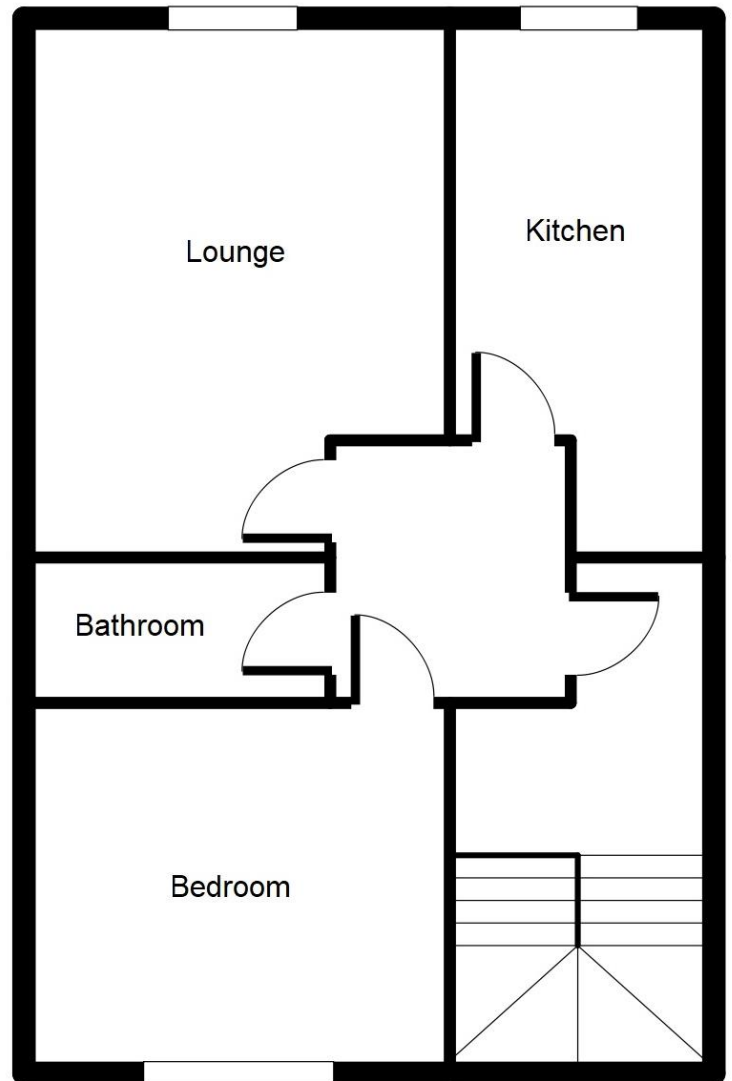
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FLAT 2 – GROUND FLOOR



FLAT 3 – FIRST FLOOR



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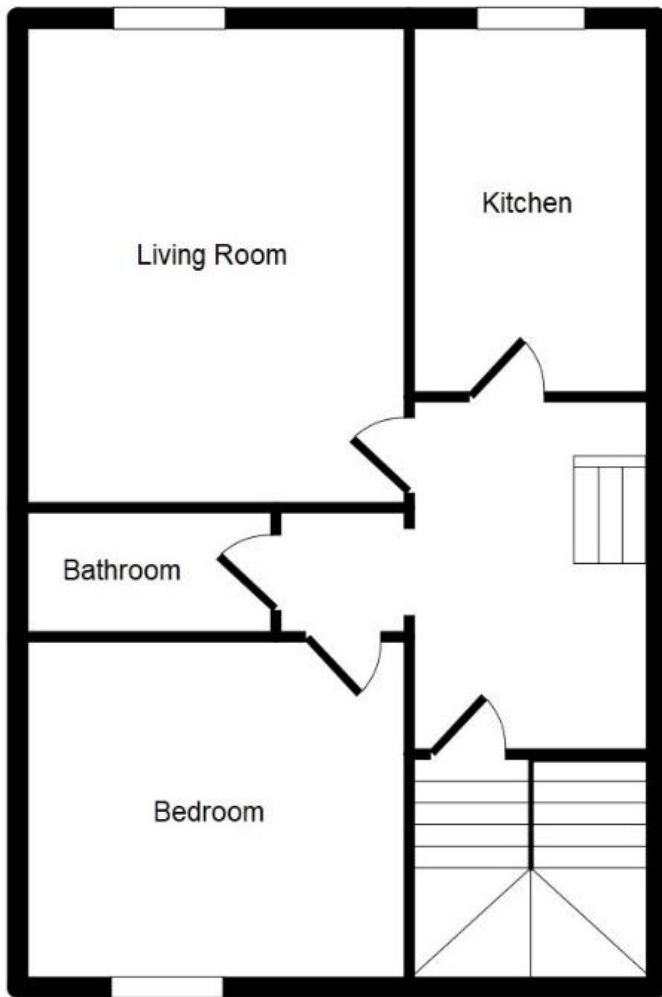
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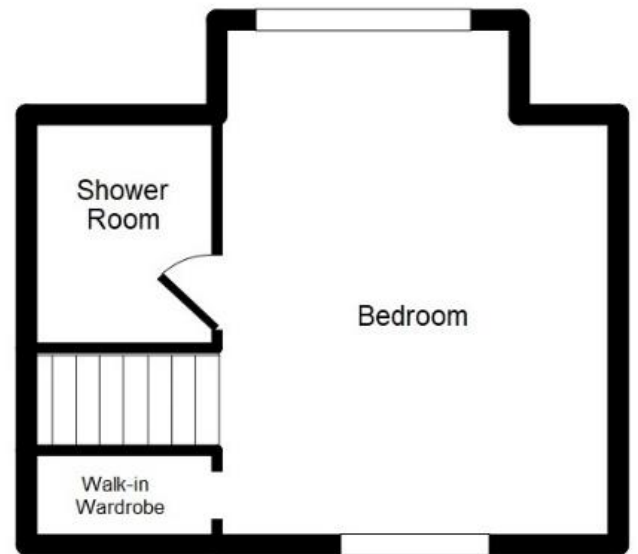
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FLAT 4 – SECOND AND THIRD FLOORS



2nd Floor



3rd Floor

Illustration for identification only - not to scale
square footage shown is approximate
Made with Visual Floor Planner
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