

# 57 Princes Road West

Ref No: 3672

Torquay, Devon, TQ1 1PB



## Spacious Property Comprising 2 Two Bedroom Maisonettes

Popular Location on Edge of The Warberries

Let with an Income of £13,800 Per Annum (Currently Fully Let)

Gas Central Heating, Open Views

Viewing Highly Recommended

£179,950 Freehold

Interested in this property?

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## DESCRIPTION

A residential investment property comprising a substantial freehold, three storey terrace property arranged as two self-contained, two bedroom residential flats.

Both the flats have separate entrances, 57A from Princes Road West and 57B from the rear.

The property is situated in a convenient residential area, less than a mile from Torquay town centre with other amenities close to hand.

The property has been well maintained and well managed by the current owners. Both flats have separate water meters, there is one electric meter and a coin meter for each flat. 57B the gas is included in the rent and 57A there is a coin meter for the gas.

The accommodation briefly comprises:-

### **FLAT 57A**

Entrance from Princes Road West.

#### **FRONT DOOR**

To hallway and stairs up leading to:-

#### **LOUNGE**

13' 10" x 9' 3" (4.21m x 2.81m)

#### **KITCHEN**

11' 1" x 6' 0" (3.39m x 1.83m)

#### **UTILITY ROOM**

With plumbing for washing machine.

#### **BEDROOM 1**

14' 1" x 8' 10" (4.29m x 2.68m)

Stairs up to:-

#### **BATHROOM**

With bath, shower over, WC and wash hand basin.

#### **BEDROOM 2**

9' 8" x 15' 8" (2.94m x 4.77m)

Access from the rear of 57 Princes Road West.

Let at £520 per month.

**EPC RATING E**

**COUNCIL TAX BAND A**

### **GARDEN FLAT 57B**

With private courtyard area to the front.

#### **FRONT DOOR**

Leading to:-

#### **KITCHEN**

14' 9" x 12' 10" (4.49m x 3.90m)

A few steps up to:-

#### **LOUNGE**

15' 1" x 14' 10" (4.60m x 4.51m)

Stairs up to:-

#### **BEDROOM 1**

11' 7" x 13' 0" (3.53m x 3.95m)

#### **BEDROOM 2**

13' 1" x 9' 3" (3.99m x 2.81m)

#### **BATHROOM**

With bath shower over, WC and wash hand basin.

Let at £630 per month to include gas.

**EPC RATING D**

**COUNCIL TAX BAND A**

#### **VIEWING**

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

Interested in this property?

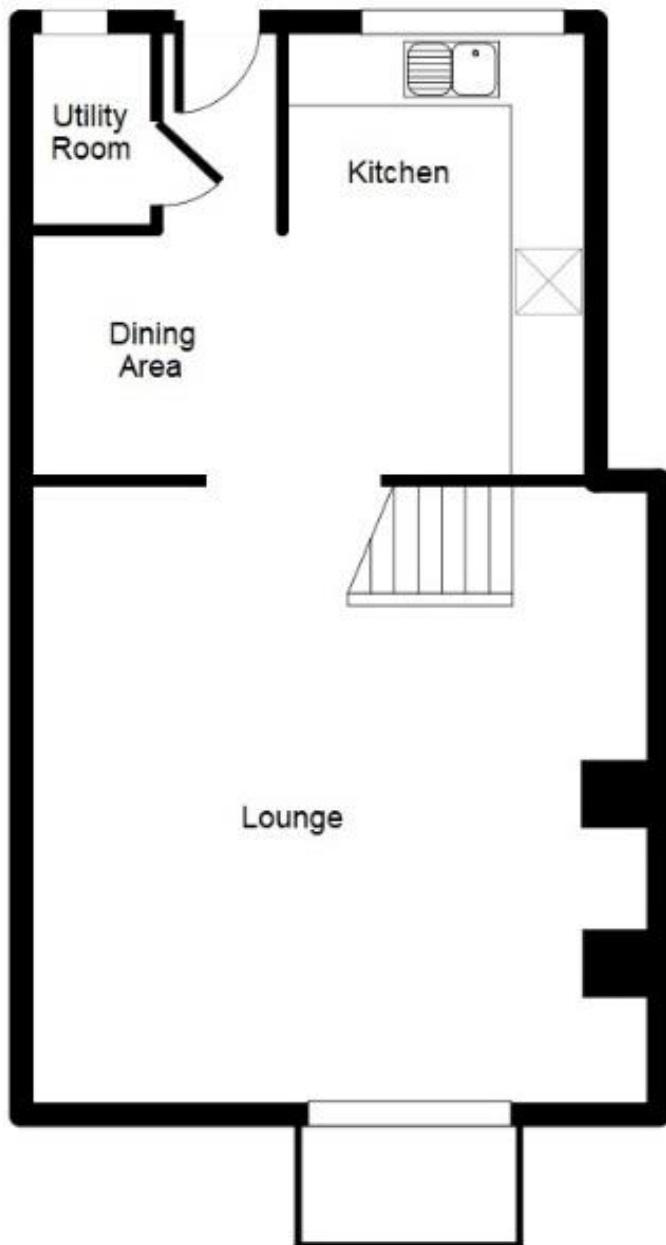
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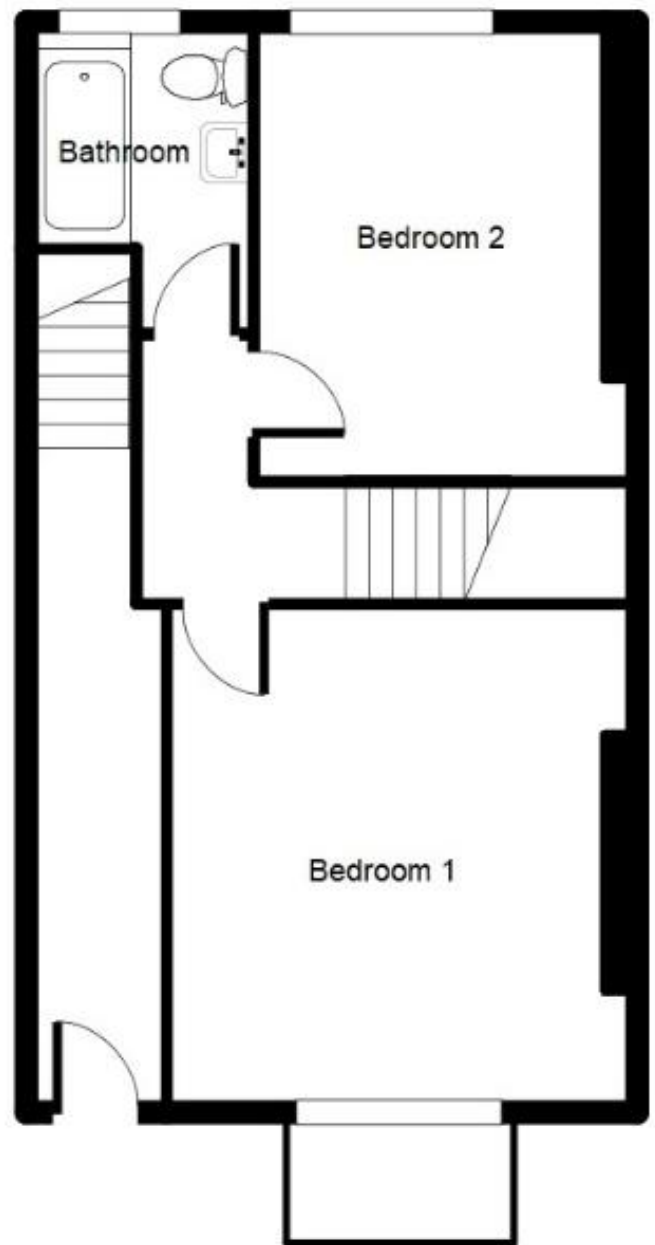
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Lower Ground Floor



Ground Floor



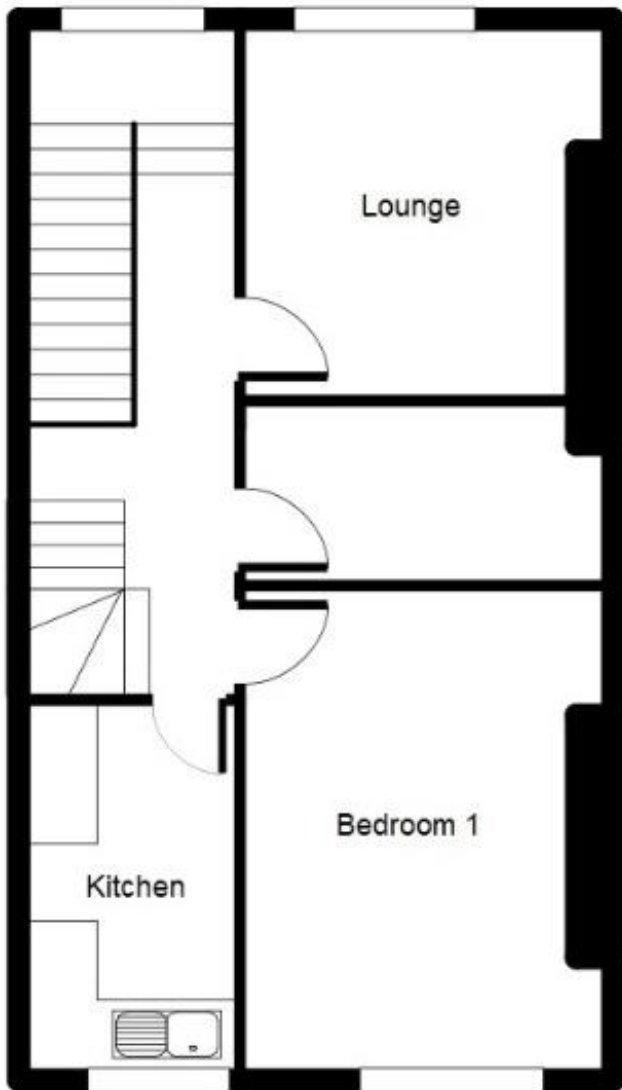
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## First Floor



## Second Floor

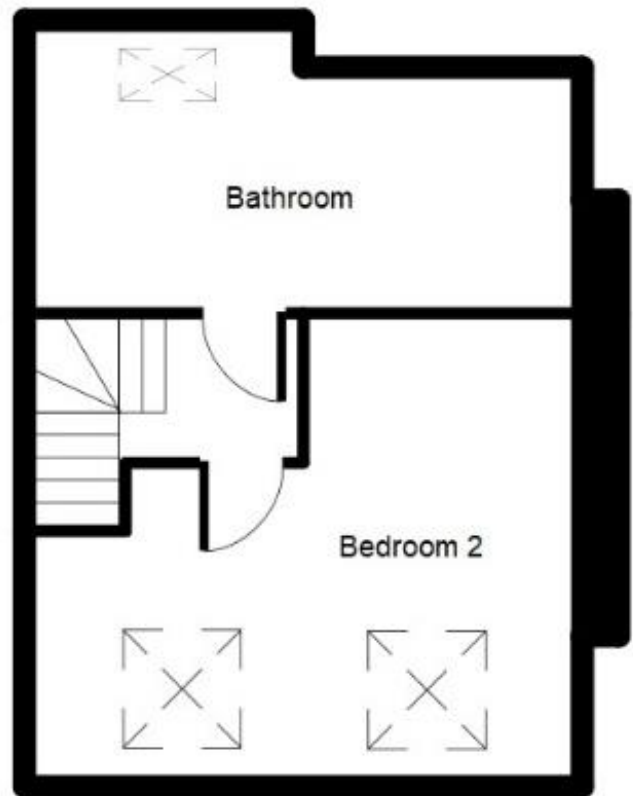


Illustration for identification only - not to scale  
square footage shown is approximate  
Made with Visual Floor Planner  
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