

9 Hoxton Road

Ref No: 3832

Torquay, Devon, TQ1 1JG



Well Maintained Freehold Investment Property For Sale

Three Self Contained Flats & Vacant Landlords Store

Let Producing Income of £16,380 Per Annum with Potential to Increase

Potential to Convert The Landlords/Vacant Areas to Further Letting Accommodation

Well Maintained Property in Good Letting Location

£229,500 Freehold

Interested in this property?
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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DESCRIPTION

A spacious freehold property arranged as three self-contained residential flats let on Assured Shorthold Tenancies and a small store with potential for conversion to a small residential flat, subject to receiving permission.

The property is well maintained and is well located, convenient for local amenities and less than a mile from the town centre and sea front.

The current rental income is £16,500 per annum, giving a worthwhile investment return to potential purchasers with potential for growth. An internal viewing can be arranged via the agents.

The accommodation briefly comprises:-

GROUND FLOOR FLAT (9A)

ENTRANCE

LOUNGE 13' 9" x 11' 11" (4.18m x 3.64m)

KITCHEN

Well fitted with a range of modern kitchen units.

BEDROOM 8' 9" x 9' 11" (2.66m x 3.03m)

BATHROOM

With bath, WC and wash hand basin.

Let on Assured Shorthold Tenancy Agreements at a rent of £400 PCM.

FIRST FLOOR FLAT (9C)

Separate entrance door and staircase leads to:-

FIRST FLOOR AND LANDING

LOUNGE 15' 5" x 9' 6" (4.7m x 2.9m)

KITCHEN

With a range of fitted units.

BEDROOM 1 13' 9" x 10' 2" (4.2m x 3.1m)

BEDROOM 2 13' 9" x 10' 1" (4.19m x 3.08m)

BATHROOM

With bath, WC and wash hand basin.

Let on Assured Shorthold Tenancy Agreements at a rent of £575 PCM.

LOWER FLAT (9D)

With access from Orchard Road, at the rear of the property with accommodation of:-

LOUNGE 16' 10" x 12' 7" (5.12m x 3.84m)

KITCHEN 9' 10" x 5' 2" (2.99m x 1.563m)

BEDROOM 9' 9" x 11' 7" (2.98m x 3.52m)

SHOWER ROOM

With shower, WC and wash hand basin.

Let on Assured Shorthold Tenancy Agreements at a rent of £400 PCM.

LANDLORDS GROUND FLOOR STORE

Vacant providing development potential. At the rear of the property from Orchard Road there is a further **STORE** under this area.

EXTERIOR

Forecourt garden to the rear of the property from Orchard Road there is also car parking.

SERVICES

All four units have separate services supply and the flat have separate heating systems.

EPC RATINGS

9A HOXTON ROAD - C.

9C HOXTON ROAD - D.

9D HOXTON ROAD C.

COUNCIL TAX BAND A

VIEWING

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

www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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