

Clifford House

Ref No: 3855

10 Falkland Road, Torquay, Devon, TQ2 5JP



Substantial Residential Investment Property

Six Well-Appointed Letting Flats, all Occupied

Central Location Between the Seafront and Town Centre

All Let on Assured Shorthold Tenancies

Well Maintained and Well-Presented Property

£475,000 Freehold

Interested in this property?

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LOCATION

Clifford House is situated on Falkland Road, which is ideally situated equidistance between Torquay Town Centre and the Seafront. The area is surrounded by a mix of residential and holiday properties and is a short stroll away from the secondary retail areas of Belgrave Road and Lucius Street. Falkland Road leads into Avenue Road which is the main thoroughfare into Torquay, with both Torre and Torquay Railway Stations being only a five minute walk from the property.

DESCRIPTION

A substantial two storey, semi-detached, period building with a lower ground floor level. The property has painted, part rendered/part brick elevations under a pitched slated roof with parking on the driveway to the side. The property fronts Falkland Road and has a gate to the rear with access to Bath Lane.

The property is well presented throughout and has benefitted from a rolling maintenance/refurbishment programme over the years that our clients have owned the property. This includes the recent replacement of several of the kitchens.

The property is gas centrally heated throughout and heating is included in the rental agreement during the winter months. Each flat is separately metered for electricity although water is included with tenants paying their own council tax. The property is also fully alarmed.

*Clifford House presents a substantial and well-located property investment generating a **total rental income of £37,800 per annum** and an early viewing is recommended through the Sole Selling Agents Bettsworths.*

The accommodation briefly comprises:-

ENTRANCE HALL

Leading to:-

FLAT 5 - GROUND FLOOR

This flat is split across the corridor with **LIVING ROOM** with **KITCHEN** to one side and **DOUBLE BEDROOM** with wash hand basin and **EN-SUITE** with WC and Shower, on the other.

Currently Let at £433 per calendar month.

FLAT 2 - GROUND FLOOR

LIVING ROOM WITH KITCHEN, DOUBLE BEDROOM, BATHROOM with WC, wash hand basin and shower.

Currently Let at £476 per calendar month.

FLAT 3 - FIRST FLOOR

LIVING ROOM with **KITCHEN, DOUBLE BEDROOM, BATHROOM** with shower, wash hand basin and WC.

Currently Let at £540 per calendar month.

FLAT 4 - UPPER FIRST FLOOR

DOUBLE BEDROOM opening up into the **LIVING ROOM** with **KITCHEN, BATHROOM** with shower, WC and wash hand basin.

Currently Let at £433 per calendar month.

FLAT 6 - LOWER GROUND FLOOR

Attractive garden flat with outside courtyard garden, steps to rear lane and access to the side of the building. **LIVING ROOM** with double French doors,

DOUBLE BEDROOM, SINGLE BEDROOM, KITCHEN, BATHROOM with bath, wash hand basin and WC.

Currently Let at £693 per calendar month.

FLAT 1 - LOWER GROUND FLOOR

Situated to the front of the property, accessed by steps. **LIVING ROOM WITH KITCHEN, DOUBLE BEDROOM** with **EN-SUITE SHOWER ROOM** with WC and wash hand basin.

Currently Let at £575 per calendar month.

OUTSIDE

There are two parking spaces on the driveway.

COUNCIL TAX BAND

FLAT 1 - A.
FLAT 2 - A.
FLAT 3 - A.
FLAT 4 - A.
FLAT 5 - A.
FLAT 6 - A.

EPC RATINGS

FLAT 1 - D.
FLAT 2 - C.
FLAT 3 - C.
FLAT 4 - D.
FLAT 5 - C.
FLAT 6 - E.

VIEWING

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

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T.01803 21 20 21 bettsworths.co.uk



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