

48 Shirburn Road

Ref No: 3863

Torquay, Devon, TQ1 3JL



Attractive Residential Investment Property with Three Flats

2 x Two Bedroom Flats & 1 x One Bedroom Flat

Well Maintained and Presented Throughout

Two Long Standing Tenants, Third Flat Currently To Let

Total Annual Income (When Fully Let) £19,200

£265,000 Freehold

Interested in this property?

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LOCATION

Shirburn Road is located in Plainmoor, a popular conurbation of Torquay on the English Riviera. The property is a short stroll from Plainmoor shops and only a 10 minute walk from Torquay town centre and beyond to the seafront. Shirburn Road is a quiet residential area, with ample amounts of on street parking surrounding the property.

DESCRIPTION

A well maintained and well-presented three flat residential investment property, situated in a desirable and quiet residential area of Torquay. The property is arranged as three flats, with 2 two bedroom flats on the ground and first floor and a one bedroom flat on the lower ground floor. The flats are completely self-contained, including separate combi-boilers and meters. The property benefits from two long standing tenants (6 years and 18 years), with the third currently available to let.

The accommodation briefly comprises:-

FLAT 1 - GROUND FLOOR

KITCHEN

8' 10" x 5' 11" (2.7m x 1.8m)

With fully fitted domestic units, integrated hob and oven, fridge, laminate flooring, wall mounted combi boiler.

BEDROOM 1

11' 2" x 8' 10" (3.4m x 2.7m)

BEDROOM 2

9' 10" x 6' 7" (3.0m x 2.0m)

BATHROOM

With WC, wash hand basin and shower cubicle with electric shower.

LIVING ROOM

11' 2" x 10' 10" (3.4m x 3.3m)

COURT YARD

With low maintenance gravel and stone design.

Currently Vacant to let - has previous let at £560 per calendar month.

FLAT 2 - FIRST FLOOR

GROUND FLOOR ENTRANCE

With Hallway and Cupboard.

Stairs leading to **FIRST FLOOR**

BEDROOM 1

11' 2" x 10' 6" (3.4m x 3.2m)

BEDROOM 2

11' 2" x 9' 2" (3.4m x 2.8m)

LIVING ROOM

12' 10" x 11' 6" (3.9m x 3.5m)

KITCHEN

7' 3" x 6' 7" (2.2m x 2.0m)

With domestic units, integrated oven and hob, wall mounted combi boiler, laminate flooring and sink and drainer.

BATHROOM

With WC, wash hand basin, shower cubicle with electric shower.

Currently let at £565 per calendar month.

FLAT 3

KITCHEN

8' 10" x 5' 11" (2.7m x 1.8m)

With domestic units, integrated oven and hob.

LIVING/DINING ROOM

28' 10" x 9' 2" (8.8m x 2.8m)

With slightly raised dining room to the rear.

DOUBLE BEDROOM

16' 9" x 9' 2" (5.1m x 2.8m)

With:-

EN-SUITE BATHROOM

With WC, wash hand basin and shower cubicle with electric shower.

Currently let at £475 per calendar month.

EXTERIOR

Outside is a decking area (owned by the current tenant), path leading to attractive garden, laid to lawn with boarder. Small patio area to the side of the property and further hard standing parking to the side.

EPC RATINGS

FLAT 1 - C.

FLAT 2 - D.

FLAT 3 - F.

COUNCIL TAX BAND

FLAT 1 - A.

FLAT 2 - A.

FLAT 3 - A.

VIEWING

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

Interested in this property?

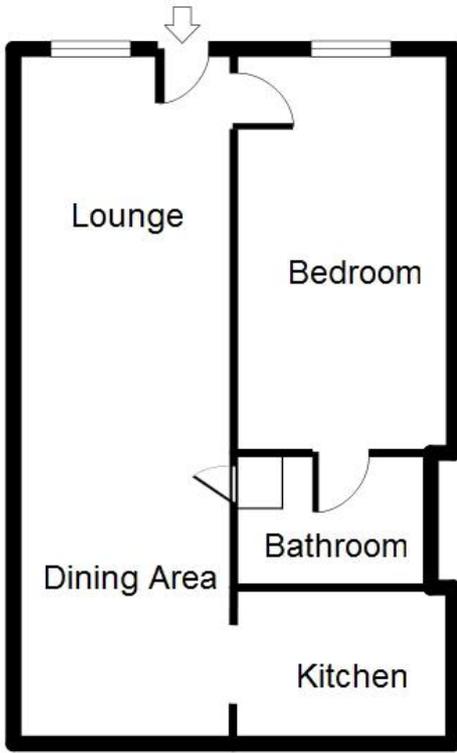
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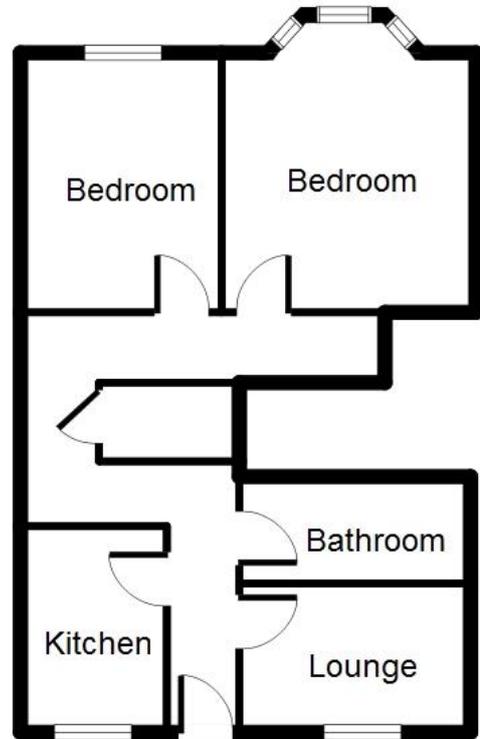
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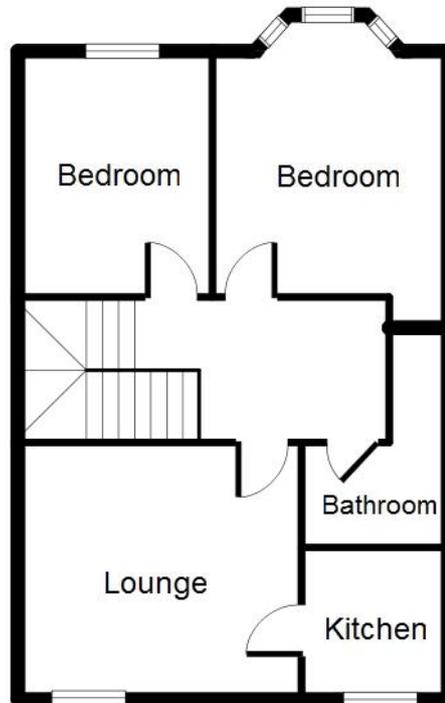
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



www.bettesworths.co.uk
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Torquay
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TQ1 1BB



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