

# Flats 2 & 3, R/o 23 Lucius Street

Ref No: 3908

Torquay, Devon, TQ2 5UW



## Central Residential Investment Comprising of Two Flats

2 Bedroom Flat (Let at £520 pcm) & 1 Bedroom Flat (Let at £480 pcm)

Total Income - £12,000 Per Annum

Conveniently Located, Walking Distance from Torquay Town Centre

Recently Renovated to a Good Standard

£189,950 Freehold

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# Flats 2 & 3, R/o 23 Lucius Street

Torquay, Devon, TQ2 5UW

## LOCATION

Lucius Street is situated in a central location, convenient for the town centre and its amenities. The property benefits from a range of local shops, transport links and is a short distance from the seafront. The property is located at the rear of 23 Lucius street and is accessed via a quiet lane connecting Lucius Street to Tor Church Road.

## DESCRIPTION

The property is arranged as two flats with a communal entrance. The ground floor is arranged as a two bed flat and the first floor consists of a 1 bed flat with an outside sitting area and covered area for utilities and storage. Both flats have been recently renovated to a good standard and are now tenanted.

The accommodation briefly comprises:-

### COMMUNAL HALLWAY

Doors leading to:-

#### FLAT 2

(Let on a 6 month Assured Shorthold Tenancy at a rent of £520 pcm)

#### HALLWAY

With fitted storage with sliding doors.

Doors leading to:-

#### LOUNGE

16' 7" x 8' 6" (5.05m x 2.59m)

#### KITCHEN

8' 10" x 6' 8" (2.69m x 2.03m)

Modern well fitted kitchen with base and wall mounted units, built in halogen hob, stainless steel electric oven, inset sink and drainer with mixer tap and combination boiler.

#### BEDROOM

9' 3" x 7' 11" (2.82m x 2.41m)

#### BEDROOM

6' 4" x 6' 6" (1.93m x 1.98m)

#### BATHROOM

With a bath and electric shower above, WC and wash hand basin.

#### FLAT 3

(Let on a 6 month Assured Shorthold Tenancy at a rent of £480 pcm)

#### ENTRANCE HALL

With storage cupboard and stairs leading to:-

#### LOUNGE/KITCHEN

16' 7" x 8' 9" (5.05m x 2.66m)

Open plan living with a good sized lounge and kitchen with breakfast bar separating the two areas. Flat benefits from a modern well fitted kitchen with base and wall mounted units.

#### BATHROOM

With a shower, WC and wash hand basin.

#### BEDROOM

12' 6" x 8' 4" (3.81m x 2.54m)

#### OUTSIDE

The flat benefits from a good sized first floor terrace, housing a covered utility area with plumbing and electricity for a washing machine and tumble dryer.

#### AGENTS NOTE

This two unit residential investment is ideal for new and experienced landlords alike. Both flats have been renovated to a high standard and the location is highly sought after by tenants, with its close proximity to the town centre and the seafront.

#### EPC RATINGS

Flat 2 – D.

Flat 3 – E.

#### COUNCIL TAX BANDS

Flat 2 – A.

Flat 3 – A.

#### VIEWING

Viewings can be arranged by prior appointment with the Agents, Bettsworths. Tel. 01803 212021.

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
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