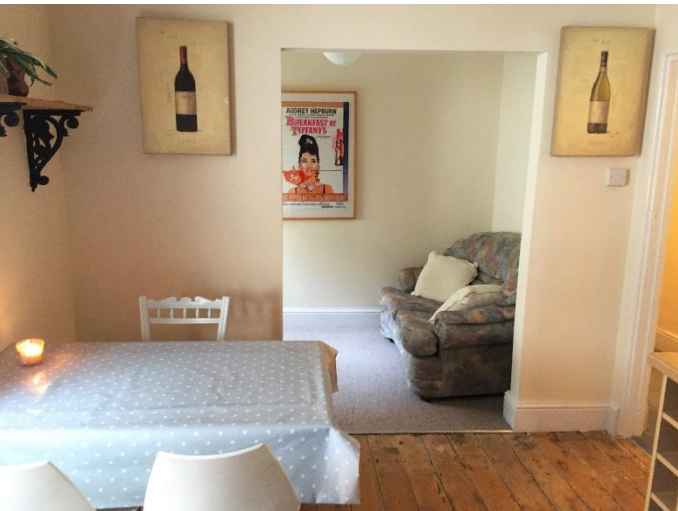


Old Forge

Ref No: 3550

Lower Woodfield Road, Torquay, Devon, TQ1 2JY



A Unique, Character Maisonette in a Detached Building

Situated in the Desirable Area of The Lincombes

Currently Held as an Investment Property

3 Bedrooms Each Let at £85 Per Week (Inclusive of Bills)

Current Income £255 Per Week (£13,260 Per Annum)

£140,000 Leasehold

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



Old Forge

Lower Woodfield Road, Torquay, Devon, TQ1 2JY

DESCRIPTION

This unique, character maisonette in a detached building is situated in the desirable area of The Lincombes.

The accommodation comprises entrance hall, communal kitchen/diner, three double bedrooms and bathroom.

The property benefits from mostly double glazed windows and has gas fired central heating. The property is currently utilised as a residential investment with each bedroom being let at a rent of £85 per week, giving a gross income of £13,260 per annum.

The property is being sold as a residential investment and viewing is highly recommended.

The accommodation briefly comprises:-

ENTRANCE HALL

With stairs up to bedroom 3 and down to principle hallway.

KITCHEN/DINER

20' 4" x 9' 5" (6.20m x 2.87m)

Fitted with wall and base mounted units and drawers with roll edge work surfaces over, single bowl stainless steel sink unit with mixer tap, electric oven and gas hob and plumbing for washing machine. Place for dining tables and chairs.

BEDROOM 1

17' 7" x 11' 7" (5.35m x 3.52m)

BEDROOM 2

16' 10" x 11' 3" (5.12m x 3.42m)

BEDROOM 3

15' 9" x 11' 1" (4.81m x 3.39m)
(In loft).

NOTE

The property is being sold as a residential investment with each room let at £85 per week. The property is being sold fully furnished and further information can be obtained by the Agents.

TENURE

We have been informed that the property is held on a 999 year lease.

COUNCIL TAX BAND A

EPC RATING D

VIEWING

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

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



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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