

5 St. Efrides Road

Ref No: 3156

Torquay, Devon, TQ2 5SG



A Substantial Victorian Villa Arranged as 5 Apartments

Spacious Ground Floor Two Bedroom Flat, 4 One Bedroom Flats on First and Second Floors

Each Flat Fully Self Contained with Separate Electric Server and Gas Central Heating

Well Maintained Building with Fire Alarm System, Good Sized Plot with Parking for Each Flat

Gross Rental Income (Currently Fully Let) £28,660 Per Annum

Offers in Excess of £350,000 Freehold

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DESCRIPTION

A substantial Victorian Semi-Detached property which is arranged as five self-contained apartments. The property is situated in a convenient and central residential location on St. Efrides Road a quiet residential street yet close to the town centre, district shopping parade at Lucius Street, the sea front and other amenities.

5 St. Efrides Road is arranged as five fully self-contained flats, each of which has its own gas and electricity supply and individual gas fired central heating systems. The whole of the ground floor comprises a spacious two bedroom apartment with its own private garden and on the first and second floors are a further four one bedroomed self-contained flats, ideal for letting.

Externally the property stands on a good sized garden plot which is arranged to provide car parking for each of the apartments, a private garden area for the ground floor flat and a communal garden area for the other apartments.

The property has been in the same ownership for over 30 years and is a well managed residential investment opportunity with established tenants and a gross rental income based on current rents of £28,660 per annum.

The accommodation briefly comprises:-

GROUND FLOOR

MAIN ENTRANCE

Door to:-

COMMUNAL ENTRANCE HALLWAY

With staircase to upper floors.

Entrance to:-

FLAT 1 - GROUND FLOOR FLAT

HALLWAY

SPACIOUS LIVING ROOM

With bay window.

KITCHEN/BREAKFAST ROOM

TWO DOUBLE BEDROOMS

BATHROOM

With bath and shower cubicle, separate WC.

FIRST FLOOR HALF LANDING

FLAT 2

LIVING ROOM

With KITCHEN AREA

BEDROOM

BATHROOM

MAIN LANDING

Of which is:-

FLAT 3

LIVING ROOM

With KITCHEN AREA

BEDROOM

SHOWER ROOM

FLAT 4

LIVING ROOM

With KITCHEN AREA

BEDROOM

BATHROOM

Staircase to:-

SECOND FLOOR

FLAT 5

LIVING ROOM

With KITCHEN AREA

BEDROOM

SHOWER ROOM

GENERAL INFORMATION

The property is offered as a going concern residential investment with established tenants.

Each flat is currently assessed separately for council tax and metered for gas, electric and each has an individual gas fired central heating system. Currently the Landlord pays the water rates

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assessed over the whole property which is included in the tenants rent.

The flats are let on an Assured Shorthold Tenancy Agreements and the present owners have chosen to offer extremely realistic rents and therefore has been successful in retaining tenants for longer periods.

RENT DETAILS

Flat 1 - £675 per month.
(Tenant in occupation for over 1 year).

Flat 2 - £400 every 4 weeks.
(Tenant in occupation for 10 years).

Flat 3 - £450 per month.
(Tenant in occupation for 3 years).

Flat 4 - £450 per month.
(Tenant in occupation for 3.5 years).

Flat 5 - £380 per month.
(Tenant in occupation for 10 years).

PLANNING

The flats are authorised in planning under planning application 88/2207. Approved on the 22nd of September 1988.

EPC RATING

Flat 1 - D
Flat 2 - C
Flat 3 - C
Flat 4 - C
Flat 5 - C

VIEWING

Viewing is highly recommended and can be arranged strictly 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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