

# Ockendon House & 62A, 62B, 62C Warren Road Ref No: 3202

Torquay, Devon, TQ2 5TL



## A Large Detached Property

Comprising a Spacious 3 Bedroom, 2 Bathroom Home

Plus 3 Residential Self Contained Flats (Gross Income £16,800 Per Annum)

Central Location with Open Harbour Views

Must be Viewed for Full Appreciation

Offers in the Region of £375,000 Freehold

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# Ockendon House & 62A, 62B, 62C Warren Road

Torquay, Devon, TQ2 5TL

## DESCRIPTION

The property is situated in an elevated position on Warren Road which connects Sheddon Hill with Abbey Road and is to Torquay town centre, seafront and the Harbourside. The property is a purpose built detached house with an additional 3 flats, currently let and producing a worthwhile income. It's well maintained and has double glazing and central heating.

The property provides a great home and income opportunity. Viewing is highly recommended to appreciate the full potential on offer and can be arranged by prior appointment with the Agents, Bettesworths.

The accommodation briefly comprises:-

### **OCKENDON HOUSE - 62 WARREN ROAD**

Main house with two off road parking spaces.

### **GARAGE**

12' 8" x 16' 3" (3.86m x 4.95m)

With roller door. Steps down to front door.

Front door into:-

### **ENTRANCE HALLWAY**

### **CLOAKROOM**

With WC and pedestal wash hand basin.

### **KITCHEN**

6' 9" x 14' 2" (2.07m x 4.32m)

With a range of wall and base wood style units, with electric AEG oven and 4 ring electric hob extraction hood, 1 in a half bowl sink unit with mixer tap.

Opening to:-

### **DINING AREA**

11' 9" x 21' 6" (3.58m x 6.55m)

With sliding door out to front patio.

### **SPACIOUS LOUNGE**

16' 0" x 27' 2" (4.88m x 8.28m)

With sliding door out to **BALCONY**. Marble fireplace and open views.

### **BEDROOM 2**

12' 10" x 14' 7" (3.91m x 4.45m)

Bay window with open views.

Stairs down to:- **HALL**

### **BEDROOM 1**

22' 2" x 12' 9" (6.76m x 3.89m)

Open views, large fitted wardrobes and door to:-

### **EN-SUITE BATHROOM**

With bath, WC and wash hand basin.

### **HALLWAY**

### **FAMILY BATHROOM**

With bath, shower, wash hand basin and WC.

### **BEDROOM 3**

15' 5" x 10' 6" (4.71m x 3.21m)

With sliding door opening to balcony and open views.

Door to:-

### **ANCILLARY STORAGE AREA**

With access to outside.

### **62A WARREN ROAD**

### **OPEN PLAN LIVING ROOM with KITCHEN**

15' 9" x 14' 10" (4.80m x 4.51m)

### **BEDROOM 1**

(10' 10" x 12' 8" (3.30m x 3.85m)

### **BEDROOM 2**

10' 10" x 5' 3" (3.30m x 1.60m)

### **BATHROOM**

Bath with shower over, wash hand basin and WC.

Currently let on an Assured Shorthold Tenancy Agreement at £475 per calendar month.

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## 62B WARREN ROAD

### OPEN PLAN LIVING AREA

22' 0" x 13' 2" (6.71m x 4.02m) With **KITCHEN**

### BATHROOM

With corner shower unit, bath, WC and wash hand basin.

### BEDROOM 1

10' 1" x 14' 11" (3.07m x 4.55m)

### BEDROOM 2

7' 10" x 6' 8" (2.39m x 2.03m)

Currently let on an Assured Shorthold Tenancy Agreement at £500 per calendar month.

## 62C WARREN ROAD

### STORE ROOM

### KITCHEN

5' 3" x 12' 7" (1.60m x 3.84m)

### BEDROOM

10' 3" x 12' 1" (3.13m x 3.68m)

### LIVING ROOM

14' 7" x 12' 0" (4.45m x 3.67m)

With bay window giving great views over Torquay.

### SHOWER ROOM

With corner shower, pedestal wash hand basin and low level WC.

Currently let on an Assured Shorthold Tenancy Agreement at a rent of £425 per calendar month.

All flats have separate utility supplies for water, electricity and gas.

Flats 62a, 62b & Ockendon House have separate gas central heating systems.

### VIEWING

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

### EPC RATING'S

62 – 'D'

62A – 'D'

62B – 'C'

62C – 'E'



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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