

13 Queen Street

Ref No: 3334

Torquay, Devon, TQ1 1RQ



Residential Investment Property Comprising House & Flat

Situated within Close Proximity of Torquay Town Centre

Two Bedroom House and Studio Flat (Both Currently Let)

Gross Income £925 Per Month (£11,100 Per Annum)

Great Opportunity Not to be Missed - Viewing Recommended

£165,000 Freehold

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk



13 Queen Street

Torquay, Devon, TQ1 1RQ

DESCRIPTION

This large terrace property is situated on Queen Street in Torquay, within walking distance from Torquay town centre and close by the other local amenities.

The property is arranged as one 2 bedroom house and one studio flat, both currently let on Assured Shorthold Tenancy Agreements. The property is currently producing a gross income of £925 per calendar month (£11,100 per annum). Both properties have their own electricity supplies and the house has the benefit of gas fired central heating. The house has undergone redecoration and refurbishment and has recently been let to a new tenant.

The accommodation briefly comprises:-

HOUSE (13)

Single glazed door into:-

ENTRANCE HALL

Stairs rising to first floor, electric meters, radiator and doors to:-

KITCHEN/BREAKFAST ROOM

12' 5" x 11' 11" (3.774m x 3.625m) (max)

Fitted with a matching range of wall and base units and drawers with roll top work surfaces over. Ceramic Belfast sink unit with mixer tap. Gas cooker point, spaces for washing machine and fridge/freezer. Central heating boiler. Feature wood burner set into chimney breast, under stairs storage cupboard and connecting door to lounge/diner.

LOUNGE/DINER

14' 9" x 10' 4" (4.485m x 3.153m)

Single glazed window to rear, antique style fireplace with wooden mantle surround and cupboards to one side of the chimney breast, radiator.

FIRST FLOOR HALLWAY

Access hatch to loft space, over stairs storage cupboard with shelving and doors to:-

BEDROOM 1

14' 11" x 10' 8" (4.536m x 3.258m)

Double opening patio doors to rear balcony which enjoys an open outlook and distant sea views towards Paignton. Wood flooring, antique style fireplace with cupboard inset to chimney breast beside. Radiator and door to bathroom.

BEDROOM 2

9' 3" x 8' 9" (2.821m x 2.672m) (max)

Multi-paned window to front, antique style fireplace. Radiator and door to:-

BATHROOM

12' 0" x 6' 7" (3.651m x 1.996m)

Fitted with a matching 3 piece suite comprising of: Bath set into tile surround with telephone style mixer tap and

shower attachment, low level WC and pedestal wash hand basin with mosaic style mirror behind. Large mirror running behind the WC and bath. Feature coloured multi-paned window to front, central heating towel radiator.

GROUND FLOOR FLAT (13A)

Access via steps from Queen St. Door into:-

LOUNGE/BEDROOM

11' 6" x 10' 8" (3.510m x 3.258m)

Window to rear, feature fireplace recess with cupboards to either side. Laminated flooring and door to:-

KITCHEN

12' 1" x 8' 5" (3.673m x 2.578m)

Fitted with a matching range of wall and base mounted units and drawers with roll edge work surface over. Single bowl stainless steel sink unit with mixer tap. Space for fridge/freezer and electric cooker point. Window to front and door to:-

SHOWER ROOM

Fitted with a matching 3 piece suite comprising of; Shower cubicle with electric shower, low level WC and pedestal wash hand basin. Extractor fan, laminate clad walls.

OUTSIDE

To the rear is a communal paved garden which is shared between three properties and an allocated out house.

COUNCIL TAX BAND A

EPC'S

13 Queen Street - D.

13a Queen Street - F.

VIEWING

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

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk



13 Queen Street

Torquay, Devon, TQ1 1RQ



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.

Interested in this property?
T.01803 2120 21 bettesworths.co.uk

