

# First Floor Flat

Ref No: 5126

64 Hoxton Road, Torquay, Devon, TQ1 1NY



## A Spacious Flat with Potential to Add Value

Two Bedrooms, with Separate Lounge and Kitchen

Private Courtyard Garden – Level Access from Flat

Opportunity for Owner Occupiers and Investors

Available for Sale with No Onward-Chain

£90,000 Long Leasehold

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## LOCATION

64 Hoxton Road is situated in Ellacombe and conveniently located within easy reach of local amenities, schools, and transport links. Its central location provides easy access to Torquay town centre, making it an attractive area for both homeowners and rental investors.

## DESCRIPTION

An excellent opportunity to purchase a first-floor two-bedroom flat situated in a mid-terrace property in a sought-after residential area of Torquay. The flat requires refurbishment, presenting a great chance for potential buyers to add value and customise to their preferences.

The property benefits from access to a private rear courtyard garden, with level access from the rear of the flat.

The accommodation briefly comprises:-

## COMMUNAL HALLWAY

Front door and stairs up to first floor flat and:-

## LANDING

With built in storage cupboards and doors to:-

## LOUNGE

13' 0" x 10' 0" (3.97m x 3.05m)

## BEDROOM

13' 2" x 11' 2" (4.02m x 3.41m)

A double bedroom at the rear of the property.

## BEDROOM

9' 5" x 6' 10" (2.87m x 2.09m)

A single bedroom at the front of the property.

## WC

A separate WC is situated on the landing.

## KITCHEN

9' 9" x 9' 8" (2.98m x 2.94m)

Door to:-

## SHOWER ROOM

9' 8" x 6' 4" (2.94m x 1.93m)

The flat benefits from level access to a private rear courtyard garden.

## SERVICES

The flat is connected to electricity, gas, water, and mains drainage. It currently does not have a heating system installed.

## TENURE

The flat is being sold on a new 999-year leasehold basis with a peppercorn ground rent. The lease includes a 50% share of the maintenance and building insurance costs.

## COUNCIL TAX BAND A

## EPC RATING E

## VIEWING

Viewing is highly recommended to appreciate the potential of this property. Appointments can be arranged by prior appointment with the sole agents, Bettesworths. Tel. 01803 212021.



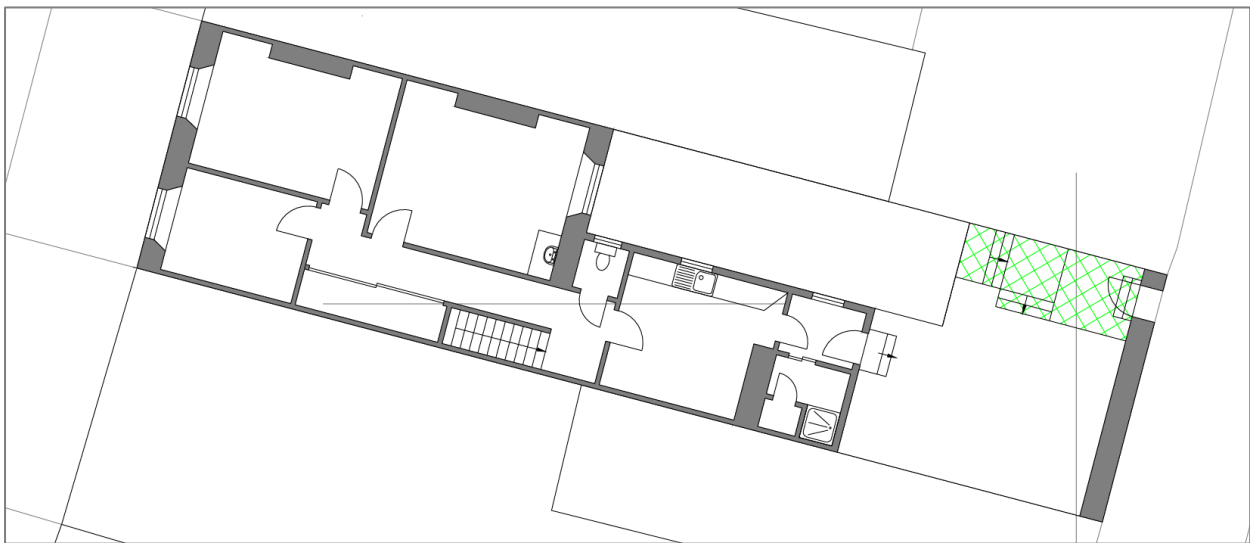
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Devon  
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