



49 Belgrave Road

Torquay, Devon, TQ2 5HZ



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**Substantial Six Bedroom Home in Need of Complete Refurbishment & Redecoration
Over 2,000 sq ft of Accommodation
Possibility for Conversion to Flats/HMO (Subject to Planning)
Or Ideal as a Family Home or Multigenerational/Multi Occupancy
A Great Opportunity to Add Value**

LOCATION

The property is located at the heart of Belgrave Road, close to the junction with Lucius Street and Falkland Road. Belgrave Road is a very convenient and accessible place to live, being a short walk from both Torquay town centre and the seafront.

There are plenty of local amenities (a butcher, fish monger, pubs, restaurants, takeaways and convenience stores) on Belgrave Road and adjacent Lucius Street.

The location is also great for access in and out of Torquay/Torbay being linked to the Newton Road (A3022) and the A380.

DESCRIPTION

49 Belgrave Road comprises a very large, mid terrace, six bedroom house that has been extended to the rear.

The rooms are spacious and of excellent dimension and there is great scope and flexibility for future use. The house has been in the same ownership for over 50 years and is in need of complete internal redecoration and refurbishment - an ideal opportunity for a buyer's value add project.

Alternatively, subject to the necessary planning consents, the property would be very suitable for conversion into multiple flats or into a house in multi occupancy.

Ref No: 5078

£200,000 Freehold

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ACCOMMODATION

The accommodation is accessed from Belgrave Road at the front of the property and arranged over ground, first and second floor.

There is a small yard to the rear outside.

UTILITIES

The property has single independent supplies for gas, water and electricity. None of these supplies have been tested.

TENURE

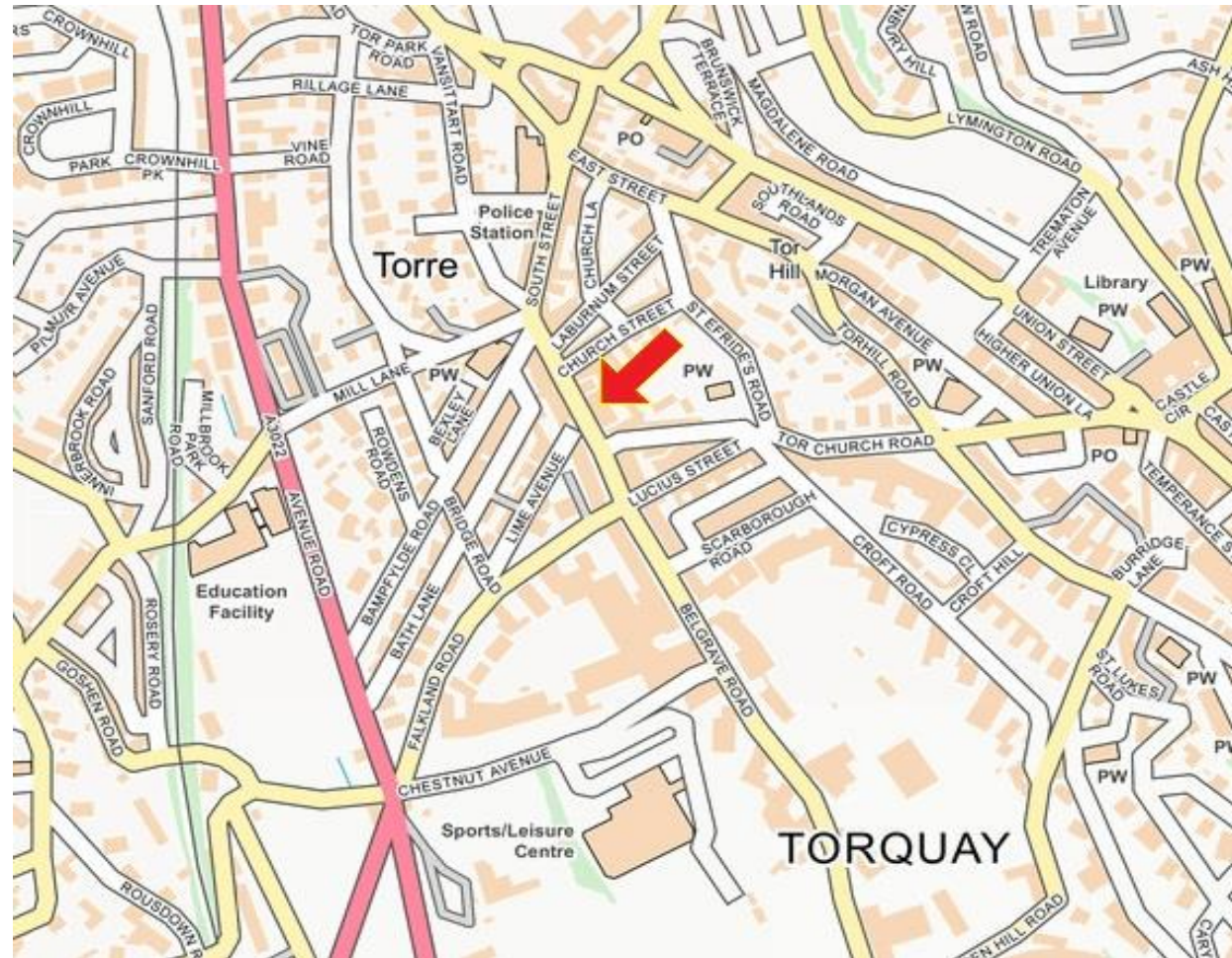
Freehold (with Vacant Possession).

COUNCIL TAX BAND B

EPC RATING E (EXPIRING NOVEMBER 2034)

VIEWING

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



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Total area: approx. 193.1 sq. metres (2078.4 sq. feet)

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