

120 Hele Road

Torquay, Devon, TQ2 7PS





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**Investment Opportunity of Two Self Contained Flats
Arranged as 1x 2-Bed Flat & 1x 1-Bed Flat
Generating a Gross Rental Income of £13,675p.a.
Two Established Tenants – Keen to Remain in Occupation
Established Investment Opportunity - Viewing Recommended**

LOCATION

Hele Road is a well-established residential area in Torquay, providing easy access to local amenities, schools and transport links. The area is served by a variety of shops and supermarkets, with convenient access to The Willows and nearby retail parks. Excellent transport links via the A3022 connect to Newton Abbot, Exeter and beyond, while Torbay Hospital is within walking distance.

DESCRIPTION

The property is a well-established investment, arranged as two self-contained flats. The ground floor flat is arranged as a 1-bedroom, whilst the first floor flat is arranged as a 2-bedroom. The property benefits from a garden at the rear which both tenants currently share and maintain together. Both flats are let to established tenants of over 5 years, on 12-month ASTs, with both tenants keen to stay on into the future.

Both flats are kept clean and tidy by the tenants and the landlord has maintained the fabric of the property. Currently generating a gross rental income of £13,675 per annum, this is an excellent opportunity to acquire a well maintained and high return residential investment.

Ref No: 4602

£150,000 Freehold

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The accommodation briefly comprises:-

GROUND FLOOR FLAT – Let at £489.66 PCM

Entrance from the front of the property leading to:-

HALLWAY

Newly carpeted and with doors to:-

LOUNGE

13' 1" x 11' 8" (4.00m x 3.56m)

BEDROOM

10' 8" x 10' 0" (3.26m x 3.04m)

EN-SUITE SHOWER ROOM

10' 8" x 2' 11" (3.26m x 0.90m)

KITCHEN

9' 3" x 6' 7" (2.83m x 2.00m)

With door to the rear garden.

FIRST FLOOR FLAT – Let at £650 PCM

Accessed via the rear garden and up an external metal staircase. Newly carpeted.

HALLWAY

With cupboard housing boiler.

BATHROOM

7' 3" x 3' 5" (2.21m x 1.03m)

KITCHEN

15' 4" x 6' 6" (4.67m x 1.99m)

LOUNGE

11' 7" x 10' 8" (3.53m x 3.26m)

BEDROOM

10' 11" x 10' 4" (3.32m x 3.14m)

BEDROOM

8' 6" x 7' 7" (2.59m x 2.31m)

UTILITIES

The ground floor flat is connected to electric, water and mains drainage. The flat is heated by electric storage heaters.

The first floor flat is connected to electric, gas, water and mains drainage. The flat is heated by gas central heating.

TENURE

Offered for sale Freehold, subject to the ASTs of the residential tenants.

COUNCIL TAX

Both flats are rated band A for council tax. Each tenant pays their own.

EPC RATING

Ground Floor – D.

First Floor – C.

VIEWING

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

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