

# 64 Hoxton Road

Torquay, Devon, TQ1 1NY





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**Residential Investment Opportunity For Sale**  
**Comprised of 1x One-Bed Flat and 1x Two-Bed Flat**  
**Ground Floor One Bed in Good Condition – Ready for Occupation**  
**First Floor Two Bed Needing Refurbishment – Potential to Add Value**  
**Both Flats Benefitting from Private Courtyard Gardens**

## LOCATION

64 Hoxton Road is situated in a sought-after residential area of Torquay, within easy reach of local amenities, schools, and transport links. The property's central location provides convenient access to the town centre, making it a popular area for both rental and owner-occupied properties.

## DESCRIPTION

A mid-terrace property on Hoxton Road, Torquay, offering two self-contained flats with vacant possession. This property presents an excellent opportunity for investors or homeowners looking for a part done property with potential to add value through further refurbishment.

The property comprises a ground floor one-bedroom flat in immaculate condition and a first floor two-bedroom flat requiring renovation and with potential to add value. Both flats are of decent size with access to their own private rear courtyard gardens.

The property is being sold with Vacant Possession and with No Onward Chain.

Ref No: 5116

£190,000 Freehold

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The accommodation briefly comprises:-

## GROUND FLOOR FLAT

### **LIVING ROOM**

15' 3" x 12' 2" (4.64m x 3.71m)

Leading to a corridor with room for a small coat rack, under stairs storage and doors to:-

### **BEDROOM**

13' 1" x 11' 1" (4.00m x 3.37m)

### **KITCHEN**

9' 4" x 8' 4" (2.84m x 2.53m)

### **SHOWER ROOM**

7' 11" x 4' 7" (2.41m x 1.39m)

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

## FIRST FLOOR FLAT

### **LOUNGE**

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

### **BEDROOM**

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

### **BEDROOM**

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

## **WC**

### **KITCHEN**

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

### **SHOWER ROOM**

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

The flat benefits from access to a private rear courtyard garden, with level access off of the shower room at the rear of the flat.

### **TENURE**

The property is being sold freehold with vacant possession of both flats.

### **SERVICES**

The ground floor flat is connected to electricity, gas, water and mains drainage. It has gas central heating, supplied by a Gloworm Boiler.

The first-floor flat is connected to electricity, water and mains drainage. It currently doesn't have a heating system installed.

### **EPC RATINGS**

Ground Floor Flat – D. First Floor Flat - E.

### **COUNCIL TAX**

Both flats are in Council Tax Band A.

### **VIEWING**

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

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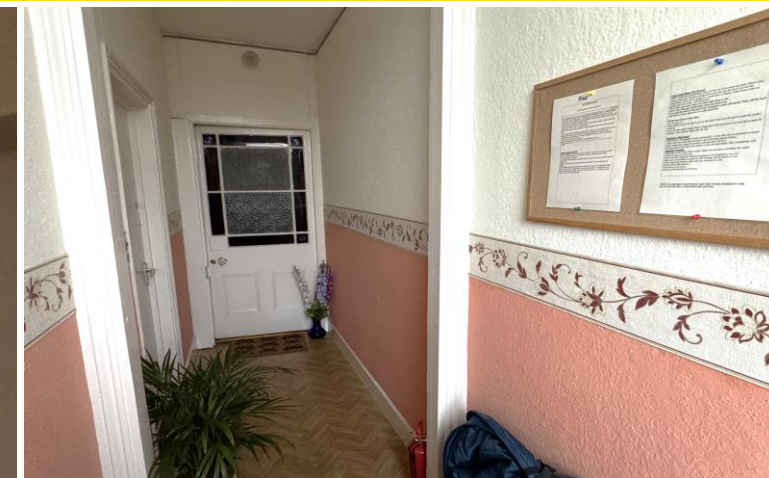
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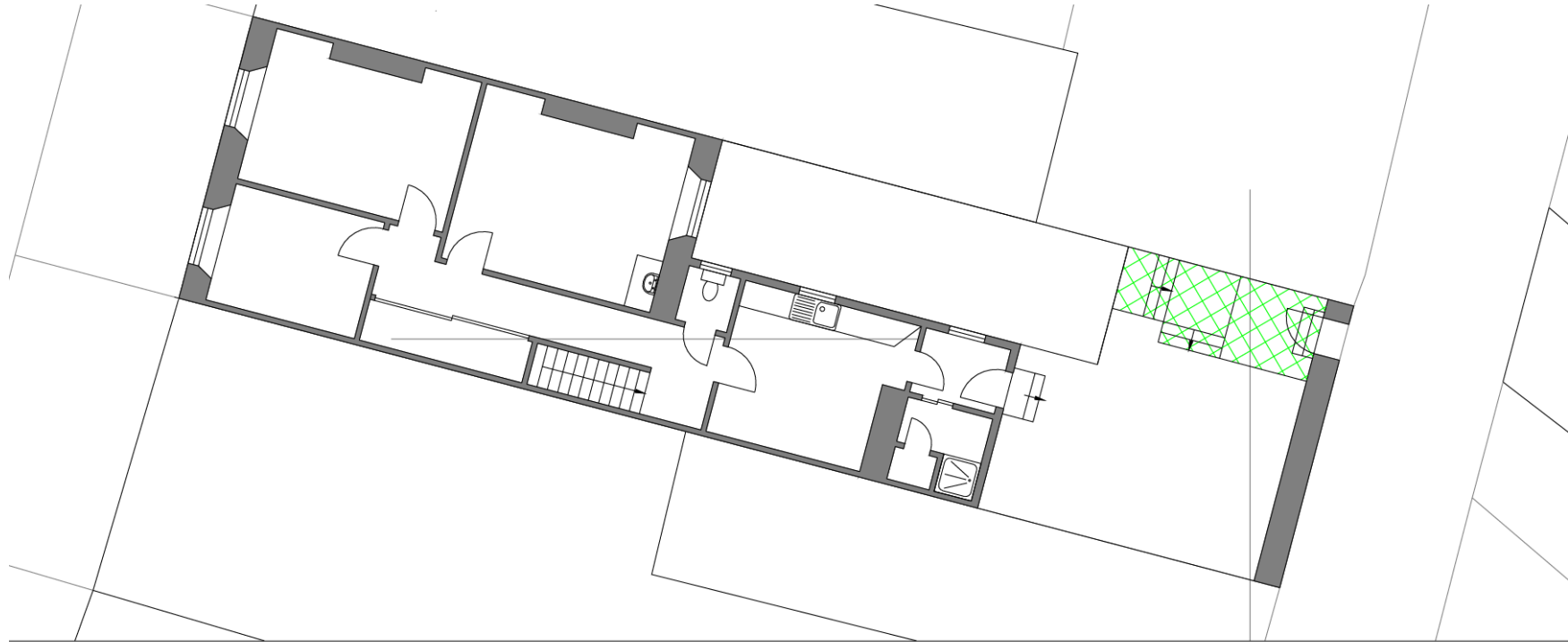






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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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