



# 159 Babbacombe Road

Torquay, Devon, TQ1 3SU



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**Residential Investment Opportunity in Sought After Location**  
**Investment Opportunity – Three Flats with Strong Rental Potential**  
**Two High-Standard Holiday Let Flats - Recently Refurbished**  
**Spacious Accommodation – Well-Designed Layouts Maximising Space**  
**Outdoor Space & Parking Potential – Private Courtyard with Scope for Parking**

## LOCATION

159 Babbacombe Road is situated in a prime location in Torquay, a popular coastal town, forming part of the English Riviera. The property benefits from close proximity to Babbacombe Downs and a variety of local amenities, including cafés, restaurants and shops. Excellent transport links provide easy access to Torquay town centre, the harbour and surrounding areas. The location is highly desirable for both residents and holidaymakers, making it an ideal investment for long-term rentals or short-stay accommodation.

## DESCRIPTION

159 Babbacombe Road is a terraced property arranged as three well-proportioned one-bedroom flats, offering a fantastic investment opportunity. Two of the flats have been recently refurbished to a high standard and are currently utilised as holiday lets. These flats will be sold with vacant possession, allowing flexibility to future owner's plans. The lower ground floor flat, accessed via the rear, benefits from a large private courtyard garden and a storage shed. The flat is currently let on an AST to a tenant at £598 pcm.

There is an opportunity to enhance the property's value by removing the storage shed to create off-road parking. With flexible investment potential as a buy-to-let, Airbnb rental or title split, this property is an excellent addition to an investor's portfolio.

Ref No: 5120

£315,000 Freehold

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The accommodation briefly comprises:-

## **FIRST FLOOR FLAT**

### **LOUNGE/ KITCHEN**

17' 2" x 13' 3" (5.24m x 4.04m)

A spacious and well-designed kitchen/ living area. An opening between the two areas is created with a feature exposed timber beam and a breakfast bar. The kitchen is fitted with wall and floor supported cabinets, a modern worktop, inset sink and drainer, electric oven and hob, and an under-worktop fridge freezer.

### **BEDROOM**

13' 3" x 10' 7" (4.05m x 3.23m) (max)

### **SHOWER ROOM**

5' 10" x 5' 1" (1.78m x 1.55m)

With WC, sink and electric corner shower.

### **BEDROOM/OFFICE**

6' 8" x 6' 8" (2.03m x 2.03m)

## **GROUND FLOOR FLAT**

### **LOUNGE**

13' 4" x 13' 1" (4.06m x 4.00m)

With UPVC door leading to private balcony area, overlooking the rear of the property.

### **KITCHEN**

6' 9" x 6' 9" (2.05m x 2.05m)

The kitchen is fitted with wall and floor supported cabinets, a modern worktop, inset sink and drainer, electric oven and hob.

### **BEDROOM**

12' 10" x 10' 5" (3.9m x 3.17m)

### **SHOWER ROOM**

8' 2" x 3' 8" (2.48m x 1.11m)

With sink and electric shower.

### **WC**

## **LOWER GROUND FLOOR FLAT**

Accessed via the rear of the property, through a storage shed.

### **LOUNGE**

17' 4" x 12' 10" (5.29m x 3.91m)

### **BEDROOM**

12' 8" x 9' 5" (3.86m x 2.86m)

With double UPVC doors opening out onto the courtyard garden.

### **KITCHEN**

11' 7" x 11' 0" (3.52m x 3.35m)

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## SHOWER ROOM

With sink and electric shower.

## WC

**Currently let on an AST at £598pcm.**

## EXTERNAL

To the rear of the property is a courtyard garden and storage shed which is allocated to the lower ground floor flat. The storage shed could be removed (subject to consent) to create parking spaces for the flats.

This rear section is accessed via an unadopted lane off of Perinville Road.

## BUSINESS RATES

The ground floor flat has been removed from the council tax register and is elected for business rates as a holiday accommodation. The vendor claims 100% Small Business Rates Relief on this flat as it is his only commercial business rated property. The rates payable otherwise would be roughly £8,000.

## TENURE

The property is being sold Freehold, subject to the AST of the lower ground floor flat.

The other two flats will come with vacant possession.

## PRICE

An asking price of £300,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

## UTILITIES

Each flat has its own electric and water supply. The ground and first floor flats have efficient electric heaters. The lower ground floor has a gas supply and gas central heating.

## COUNCIL TAX

Lower Ground Floor Flat – A.

First Floor Flat – A.

## EPC RATING

Lower Ground Floor Flat – C.

Ground Floor Flat – D.

First Floor Flat – D.

## VIEWING

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

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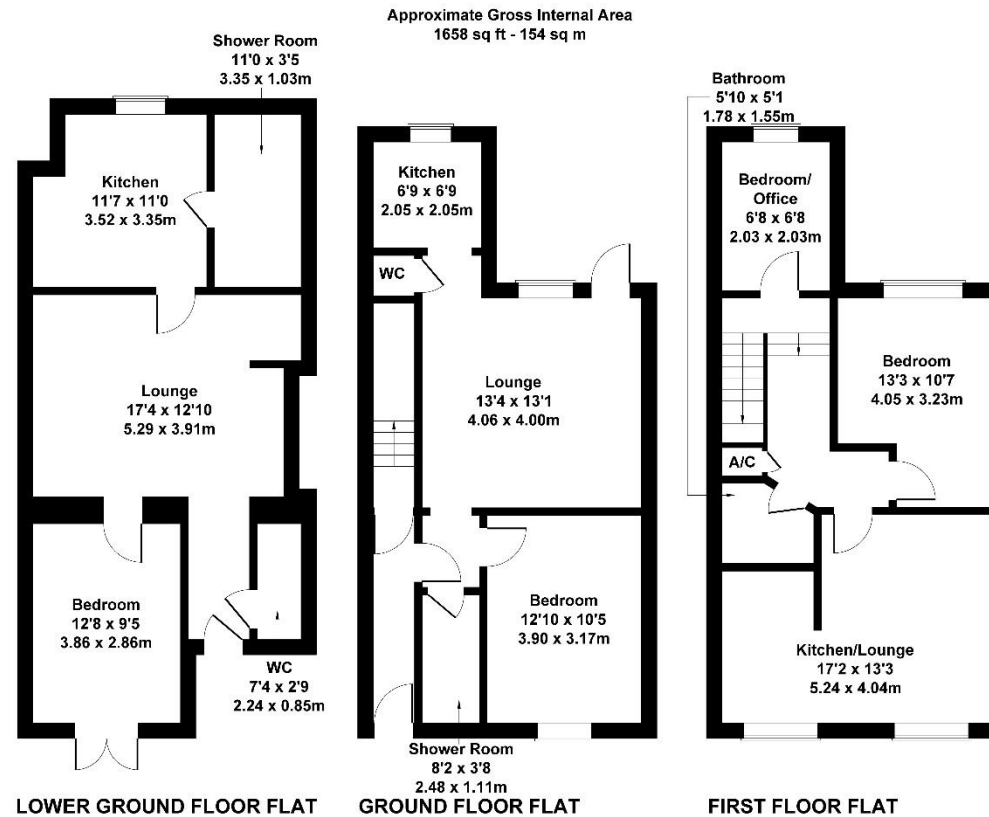






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Devon  
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