

Wilmington

32 Cleveland Road, Torquay, Devon, TQ2 5BE





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**A Block of Five Separate Self-Contained Residential Flats
1 x 2 Bedroom Flat, 3 x 1 Bedroom Flats and a Studio Flat
Each with their Own Parking Space & Fully Independent Utilities
Current Income of £40,800 Per Annum with Scope for Future Rental Growth
Very Well Presented & Well Managed Investment**

LOCATION

The Property is conveniently located on Cleveland Road in the Torre area of Torquay. This edge of town residential setting is convenient with level access to Torquay seafront approximately a quarter of a mile away. The extensive amenities of Torre (approx. ¼ of a mile) and Torquay town centre approx. ½ mile).

Cleveland Road sits adjacent to Torquay's main arterial road (Newton Road), which provides nearby dual carriageway access to/from Newton Abbot, Exeter and the motorway network beyond. Torre Station is approximately 500 metres away.

DESCRIPTION

Wilmington is a large extended, semi detached Victorian villa, with substantial car park and garden area.

Historically holiday flats, our clients remodelled and comprehensively renovated the accommodation to provide five independent, self-contained flats each with independent utility supplies and a private parking space. The investment has been particularly well managed and is well presented with a strong stable income. It is now for sale due to retirement.

Ref No: 5329

£450,000 Freehold

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The accommodation briefly comprises:-

GARDEN FLAT

A substantial two bedroom garden level flat with:-
Hallway, Lounge Diner, Kitchen, Utility Room, 2 Double Bedrooms and Patio Garden.

GROUND FLOOR

FLAT 1

A studio flat with:-
Kitchen/Living Area and Shower Room.

FLAT 2

A one bedroom flat with:-
Lounge, Double Bedroom, Kitchen and Shower Room.

FIRST FLOOR

FLAT 3

A one bedroom flat with:-
Lounge, Kitchen, 1 Double Bedroom, Shower Room & WC.

FLAT 4

A one bedroom flat with:-
Bedroom, En-Suite Shower Room, Kitchen and Living Room.

MANAGEMENT

The property is currently self-managed by the owner landlord.

TENANCIES

Garden Flat - £975 PCM - Occupied under an AST, dated xx.

Flat 1 - £525 PCM - Occupied under an AST, dated xx.

Flat 2 - £725 PCM - Occupied under an AST, dated xx.

Flat 3 - £595 PCM - Occupied under an AST, dated xx.

Flat 4 - £580 PCM - Occupied under an AST, dated xx.

MONTHLY INCOME £3,400 (£40,800 PER ANNUM)

UTILITIES

Each flat has an independent supply of gas, water and electricity and is independently assessed for council tax. The tenants are responsible for their own utility contracts and costs.

EPC RATING'S

Garden Flat - D (Expires December 2033)

Flat 1 - C (Expires February 2035)

Flat 2 - D (Expires December 2033)

Flat 3 - C (Expires February 2035)

Flat 4 - Awaited

LEGAL COSTS

Each party are to bear their own legal costs incurred in any transaction.

VIEWING

Viewing is by appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

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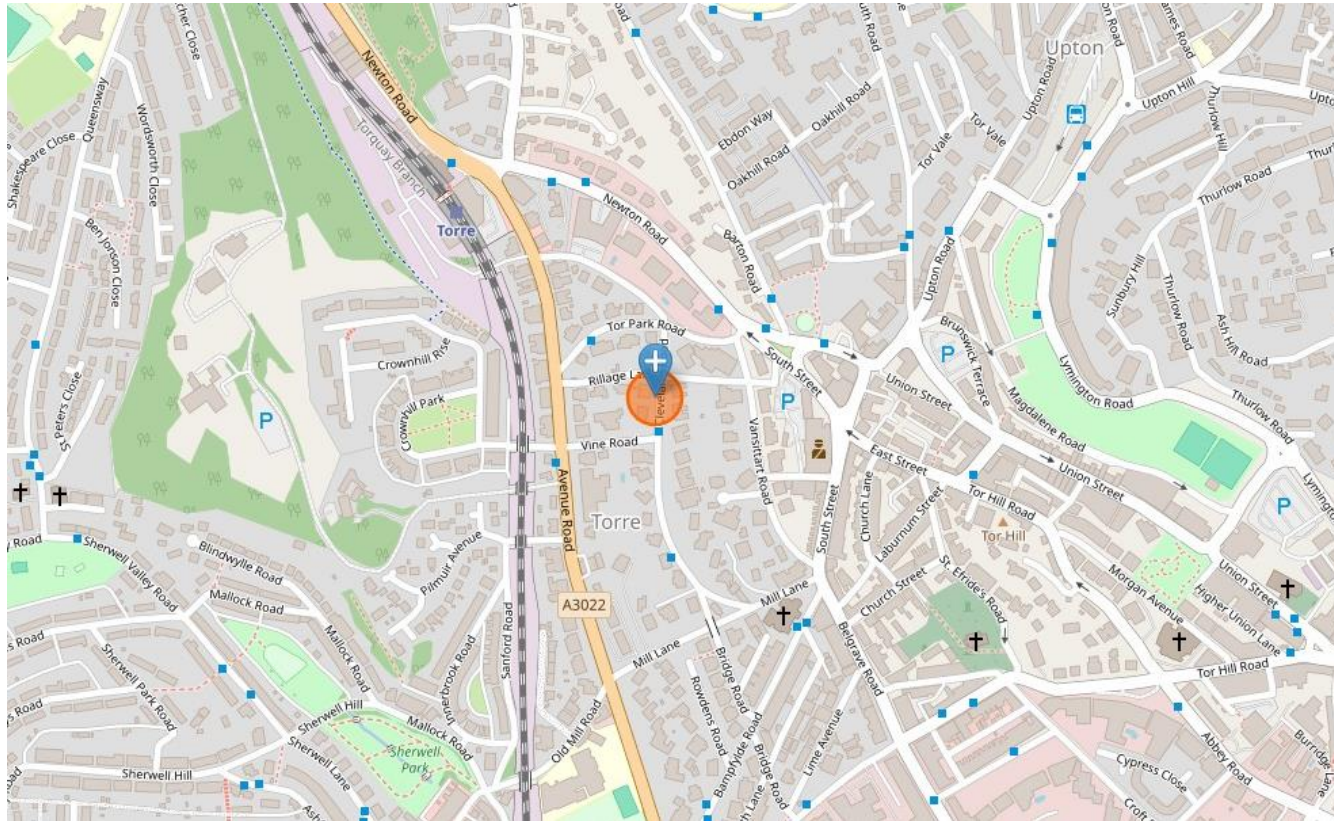
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www.bettesworths.co.uk
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