

LOT  
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Flat E, 458 Babbacombe Road, Torquay TQ1 1HW

\*GUIDE PRICE £70,000+



A one bedroom ground floor apartment with tenant in situ, located in the Wellswood ward of Torquay.

#### DESCRIPTION

A one bedroom apartment located on the ground floor to the rear of the main building. The property is to be sold with a tenant in situ who has been residing for approximately five years at the time of instruction. The rental income is currently set as £475pcm/£5,700pae. Use of the attractive communal garden and walkway at the side of the building are for use with the property. A previously granted application under the reference P/2015/0291 was set to extend the apartment into the store area at the side.

#### LOCATION

Wellswood is set in Torquay, within easy distance of Babbacombe and the harbour. Local amenities include the famed Kents Caverns, a bowling alley and sandy beaches. The property is located within walking distance of the shops of Wellswood and the local pub The Kents. Torquay forms part of Torbay, which includes the towns of Paignton and Brixham.

#### ACCOMMODATION

**Entrance** Communal walkway leading to the front door for the apartment.

**Apartment** Lounge leading to a separate kitchen and inner hallway. From the hallway is a utility room, shower room and bedroom.

**Communal Grounds** To the rear is a well kept communal garden with patio and drying area, planted with colourful flowers and shrubs. A walkway set of steps leads to the side of the property and back to the front. A ground level patio area is also set along the side of this particular apartment which leads up to the main garden.

**External Stores** Two connected storage rooms with a cupboard, accessed externally only.

#### EPC

Energy Efficiency Rating – D

#### NOTE

Potential purchasers are to make and rely on their own enquiries with regards to the planning application under the reference P/2015/0291 by contacting Torbay Council Planning on 01803 201201. The application was granted for “proposed conversion of existing store into additional habitable space serving flat E; alteration of door to windows.” Issued on the 1st of June 2015. For documents relating to this please refer to the legal pack. We understand the current seller



is increasing the monthly rental income to take effect from the 19th of August 2019, to £500pcm/£6,000pae. For further information, please refer to the legal pack.

#### AUCTION VALUER

Lucy Fuller

#### VIEWING ARRANGEMENTS

Strictly by pre-arranged appointment only with Miller Countrywide Torquay 01803 291429. General enquiries Countrywide Property Auctions 01395 275691.