

LOT  
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Flat C, rear of 45–47 Torbay Road, Paignton, Devon TQ4 6AA

\*GUIDE PRICE £55,000+

A one bedroom, first floor self contained flat, currently let on an assured shorthold tenancy.

### LOCATION

Located to the rear of Paignton's 'Golden Mile' which is the main road to Paignton sea front in the heart of the English Riviera and located between Torquay and Teignmouth. Local amenities include a water park, several sandy beaches, and cinema complex and many other amenities and shops.

### DESCRIPTION

A one bedroom, first floor flat accessed at the rear of 45–47 Torbay Road via a secured door entry system with stairs raising to patio. Door to the accommodation offers lounge, kitchen, bedroom and bathroom, there is access to a shared patio area.

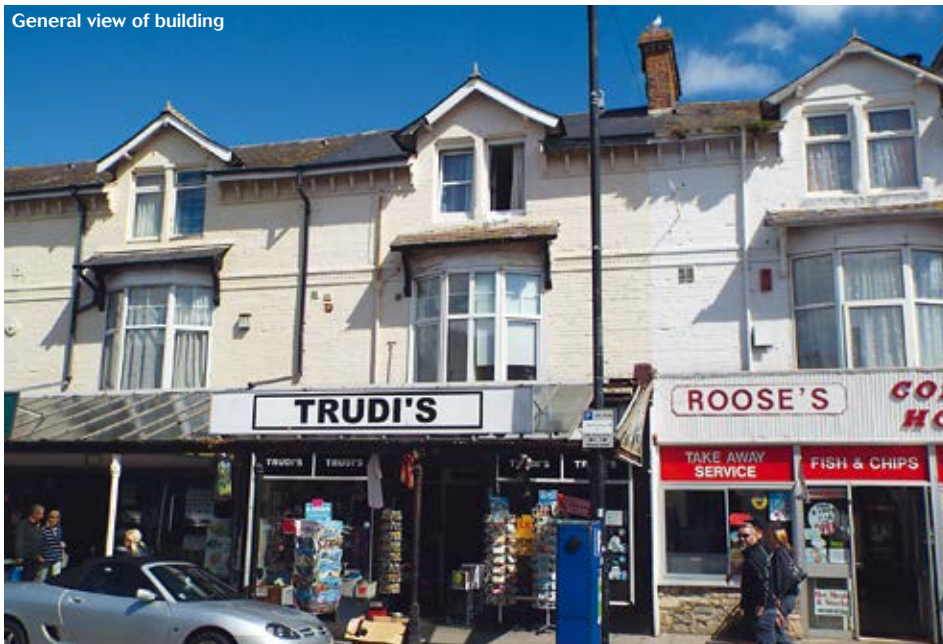
### ACCOMMODATION

**Ground Floor** Secured door with stairs leading to:

**First Floor** Accessed via patio to inner hallway: Door to hall, lounge, kitchen, bedroom, bathroom.

**Outside** Shared Patio space.

General view of building



### NOTE

Currently let on an Assured Shorthold Tenancy paying £475.00pcm, tenants have served notice to vacate on 29th June.

### EPC

Energy Efficiency Rating C

### AUCTION VALUER

Audrey Smith

### VIEWINGS

Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Fulfords Paignton 01803 864112 (Weekends)