

# Ground Floor Flat

Ref No: 5125

64 Hoxton Road, Torquay, Devon, TQ1 1NY



## A Well Presented One Bedroom Flat

Ready for Immediate Occupation with No Onward Chain

Modern Kitchen, Bathroom with Gas Central Heating

Private Courtyard Garden to Rear

Opportunity for First Time Buyers and Investors

£110,000 Leasehold

Interested in this property?  
T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



# Ground Floor Flat

64 Hoxton Road, Torquay, Devon, TQ1 1NY

## LOCATION

64 Hoxton Road is situated in Ellacombe and conveniently located within easy reach of local amenities, schools, and transport links. Its central location provides easy access to Torquay town centre, making it an attractive area for both homeowners and rental investors.

## DESCRIPTION

A rare opportunity to purchase a ground-floor one-bedroom flat in excellent condition. The property is ready for immediate occupation with no onward chain. The property benefits from a private rear courtyard garden, modern kitchen and bathroom, and a gas central heating system. This flat presents a perfect option for both first-time buyers and investors.

The accommodation briefly comprises:-

### COMMUNAL HALLWAY

Front door into:-

### LIVING ROOM

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

Spacious living area with ample natural light.

### BEDROOM

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

A well-proportioned double bedroom.

### HALLWAY

With understairs storage space, and doors to garden and:-

### KITCHEN

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

Modern kitchen with electric oven and hob, fitted units and space for washing machine and under counter fridge.

### SHOWER ROOM

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

Equipped with a corner shower, basin, and WC.

### SERVICES

The ground-floor flat is connected to electricity, gas, water, and mains drainage. It features gas central heating supplied by a Glow-worm boiler.

### TENURE

The flat is being sold on a new 999-year leasehold basis with a peppercorn ground rent. The lease includes a 50% share of the maintenance and building insurance costs.

### COUNCIL TAX BAND A

### EPC RATING E

## VIEWING

Viewing is highly recommended to appreciate the potential of this property. Appointments can be arranged by prior appointment with the sole agents, Bettesworths. Tel. 01803 212021.



Interested in this property?

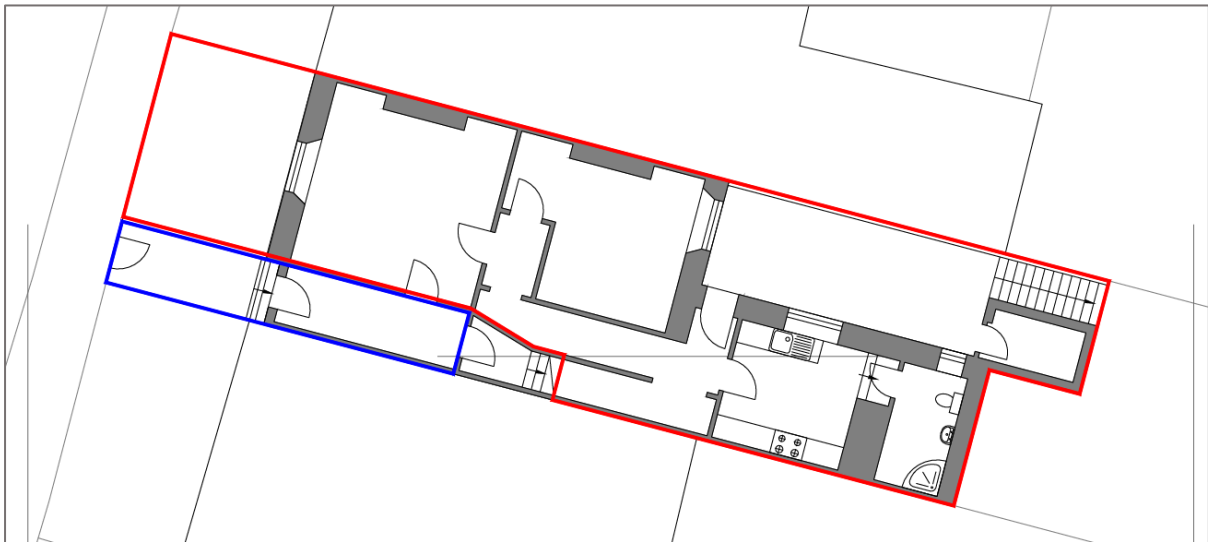
T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





# Ground Floor Flat

64 Hoxton Road, Torquay, Devon, TQ1 1NY



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



**IMPORTANT NOTE:** Messrs Bettsworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettsworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?  
T.01803 2120 21 [bettsworths.co.uk](http://bettsworths.co.uk)

