



**Ridgewater**

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**Block of flats for Sale in Higher Woodfield Road TORQUAY**

Price: £495,000



# DESCRIPTION

**Tenure:** Freehold

Investment opportunity - Grade II Listed Property arranged as 6 self contained apartments, located between the Harbourside and Wellwood.

The property is in a row of 9 four storey Grade II listed terraced houses in a convenient location between the harbourside area of Torquay and village shops and cafe scene at Wellwood, with other local shops at the foot of the hill. 2 Lisburn Crescent has been converted into 6 apartments, all except flat 6 have gas fired central heating. Each flat pays council tax and has coin meters for electric and gas useage, although Flat 4 has it's own gas meter. The landlord pays the water bill and buildings insurance. There is an entry phone system linked to each flat as well as a fire detection system in place and extinguishers in each flat.

The building produces an annual income of approximately £38,880 per annum.

## Entrance hall

With cupboards housing meters, fire detection control box. Stairs to other flats and:

### Flat 1

£560 pcm.

**Big Lounge** 15'3" x 15'10" into alcoves flanking original fireplace. 2 windows to the front.

**Bedroom** 13'10" x 12'2". Original fireplace, window to rear.

**Kitchen** 11'0" x 6'0". Wall and floor units, gas cooker. One and a half bowl sink unit, gas boiler supplying central heating and hot water. Doors to shared rear courtyard and

**Shower room/ WC** 7'1" x 6'0". Corner shower cubicle, close couple W.C., pedestal wash basin, radiator, fan/heater, extractor fan, small window.

**Courtyard** 11'7" x 8'0" shared with Flat 2.

### Flat 2

£125 per week.

**Hall** Radiator, 2 store/meter cupboards.

**Kitchen** 13'0" x 8'0". Wall and floor units, gas cooker, one and a half bowl sink unit, radiator.

**Inner Hall** with door to courtyard, shared with Flat 1.

**Shower Room/WC** 7'1" x 4'8". Shower cubicle, close couple W.C., pedestal wash basin, window, radiator under.

**Lounge** 12'7" x 16'0". Beamed ceiling, feature brick fireplace, door to rear access path.

**Study/Store** 7'4" x 10'6" into alcove. Radiator.

**Bedroom** 9'0" x 8'10" plus 1'6" deep alcove. Beamed ceiling, radiator, window to rear.

Stairs to **Half Landing**

Radiator, window to rear.

### Flat 3

£120 per week.

**Hall** with radiator, deep store recess with a built-in bunk bed.

**Bathroom** 8'6" x 4'11". Bath with shower fitting, pedestal wash basin, close couple W.C., radiator, window. 6 steps up to:

**Lounge/Diner** 16'4" x 13'8" plus alcove. Beamed ceiling, 2 windows to rear and overlooking courtyard, corner fireplace. Doors off to

**Kitchen** 7'9" x 7'0". Beamed ceiling, window to rear, wall and floor units, gas cooker, gas boiler supplying central heating and hot water.

**Bedroom** 9'0" x 9'0". Beamed ceiling, radiator, window to rear.

Stairs to **Landing** with radiator, 2 doors (one's not in use) to:

### Flat 4

£560 pcm.

**Kitchen** 15'5" x 7'2". Window to front with views to bay, wall and floor units, gas cooker, radiator, space for table and chairs.

**Lounge** 15'6" x 14'0" into alcoves. High ceiling, marble fireplace, 2 windows to the front with views to the bay, radiator, picture rail.

**Inner Hall** with door to Landing. Off are:

**Bedroom** 12'1" x 10'6" narrowing to 7'9". Window to rear.

**Shower Room/WC** 6'10" x 6'0". Corner shower cubicle, close couple W.C., pedestal wash basin, radiator, gas boiler in cupboard.

Stairs to **2nd Floor** with radiators on landings and window to rear.

# DESCRIPTION

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## Flat 5

£560 pcm.

**Hall** off are:

**Cloakroom** Close couple W.C., pedestal wash basin.

**Kitchen** 12'5" x 7'3". Window to front with views to the bay, wall and floor units, gas cooker, space for table and chairs, radiator, door to lounge.

**Lounge** 15'10" x 14'3" into alcoves. 2 windows to the front with secondary double glazing and views to the bay, 2 radiators.

**Bedroom** 12'3" x 10'0" plus alcove with door to landing. Window to rear, radiator.

**Shower Room** 3'9" x 5'6" plus shower cubicle, pedestal wash basin, radiator.

Stairs to **Top Floor** with gas boiler on half landing for Flat 5, window to rear, gas boiler providing hot water to Flat 6.

## Flat 6

£520 pcm.

**Hall** entry phone.

**Shower Room/ WC** 6'9" x 4'5". Corner shower cubicle, close couple W.C., pedestal wash basin.

**Kitchen** 8'5" x 7'5". Window to rear with views to the bay, floor units, gas cooker.

**Lounge/ Diner** 14'0" x 11'1". Part sloped ceiling, window to front with view to the bay, electric panel heater.

**Bedroom** 14'4" x 10'4". Part sloped ceiling, window to rear, electric panel heater, built in wardrobe.

## Outside

To the front of the property, there is a lawned area.

## General

EPC: Exempt as the property is Grade II listed, however there are EPC's available for Flats 1 and 4.

Trade: Full details of the Trading Accounts will be made available to Bona Fide applicants.

An inventory of contents to be included in the sale will be prepared before exchange of contracts.

## Income:

Flat 1 £560 pcm

Flat 2 £125 per week

Flat 3 £120 per week

Flat 6 £520 pcm

Flat 4 £560 pcm

Flat 5 £560 pcm

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Total= £39,140 per annum  
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## Council Tax Bands

Flat 1 'A'

Flat 2 'A'

Flat 3 'B'

Flat 4 'B'

Flat 5 'B'

Flat 6 'B'

# FLOOR PLAN



Total area: approx. 344.7 sq. metres (3710.5 sq. feet)

**Paignton Office**

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**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

**Torquay Office**

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