



## Tor Hill Road, Torquay, TQ2 5RD

**Asking Price £78,000**

For landlord and investment buyers only bringing in a yield of approximately 9%.  
Being sold with tenant in situ. A one bedroom first floor flat located in the heart of Torquay town centre and within a 15 minute walk of the beach and harbour side. The property offers modern living with a lounge/kitchen with built in appliances, a double bedroom and a shower room with double glazing and modern electric digital heating. Being offered with no chain and early viewing is strongly recommended.

- 1 Bedroom Flat
- Town Centre
- Modern Kitchen and Shower Room
- Double Glazed
- Modern Electric Heating
- No Chain

## Communal Entrance

Stairs to first floor. Private front door to flat.

## Hallway

Having wood effect flooring and modern digital electric wall heater.

## Lounge/Kitchen - 4.2m x 3.0m (13'9" x 9'10") max

A bright room with a modern fitted kitchen in white with matching wall and base units and built in oven and hob finished with wood effect counter tops. There are appliance spaces and plumbing for a washing machine and room for an upright fridge freezer. Double glazed sash style window and modern digital electric wall heater.

## Bedroom - 4.2m x 2.2m (13'9" x 7'2") max

A double room with double glazed sash style window and modern digital electric wall heater.



## Shower Room/ WC

A modern shower room with a white suite comprising; glazed shower cubicle and electric shower fitment, white wc and wash hand basin. Wood effect flooring.

## Parking

Parking is on road only however there is a sizable council car park nearby.

Leasehold 120 years remaining

Service Charge £400 pa

Ground Rent £0

Water rates are included in the service charge

*The promotional pictures were taken prior to the current tenant taking occupancy.*

Address Tor Hill Road,  
Torquay, TQ2 5RD

Tenure 'Leasehold'

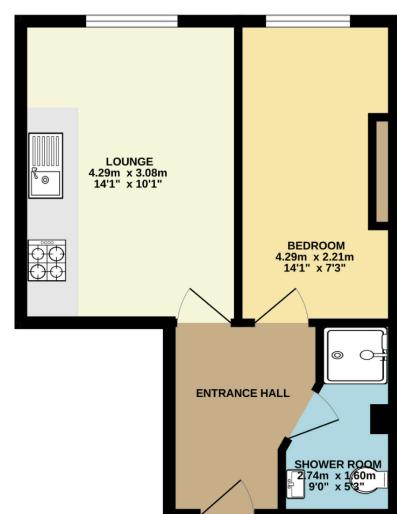
Council Tax Band 'A'

EPC Rating 'C'

## Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.