



2 The Terrace

Torquay, Devon, TQ1 1BN



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**Freehold Terraced Block Comprising 3 Self-Contained Flats
Configured as Studio Holiday Let, 2 Bed Flat, and 2 Bed Maisonette
Maintained to a High Standard Since Development in 2020
Established Holiday Let Business with Strong Growth Potential
Alternative Potential for Part Long-Term Residential Lettings**

LOCATION

The property is situated within a prominent and highly desirable position at the lower end of Torquay town centre, close to the harbourside and seafront. This area is particularly popular with tourists due to its proximity to local attractions, restaurants, beaches and coastal walks.

Its central yet leisure-focused setting makes it ideally suited for continued use as holiday accommodation, benefiting from strong seasonal demand and year-round visitor appeal. Additionally, the location is equally attractive for the residential lettings market, appealing to tenants seeking convenient access to amenities and transport links.

DESCRIPTION

The property comprises a terraced freehold arranged as three self-contained flats. The accommodation includes a ground floor studio flat (restricted to holiday use), a first-floor two-bedroom flat, and a spacious two-bedroom maisonette arranged over the upper floors. Originally developed in 2020, the property has since undergone further improvements and refurbishment, resulting in a high-quality finish across all units. The interiors are well presented, modern, and designed to suit both short-term and longer-term occupation.

The property is currently as a home and income, with established bookings via Airbnb and Booking.com. This provides an attractive opportunity for an incoming purchaser to continue trading immediately, to part occupy or to grow the holiday letting business.

Alternatively, the standard of accommodation would support a transition to permanent residential lettings, with strong demand anticipated due to the quality of finish and central coastal location. Externally, the ground floor studio benefits from a small private courtyard area, while Flat 2 enjoys a sun deck accessed from the master bedroom. A communal hallway provides access to all units and includes a designated bin storage area.

Ref No: 5479

£279,000 Freehold

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The accommodation comprises:-

ENTRANCE LOBBY

Doors leading to:

STORAGE ROOM/BIN STORE

STUDIO

16' 1" x 26' 3" (4.90m x 8.00m) (max)

Open plan layout, entering from the front door into the kitchen/ living area with step up into the bedroom area. Ensuite shower room. A door in the bedroom area leads to an external private courtyard area.

FLAT 1

HALLWAY

With doors leading to:-

BEDROOM

10' 11" x 7' 5" (3.32m x 2.27m) (max)

With built in storage cupboard.

BEDROOM

12' 4" x 9' 4" (3.75m x 2.84m)

AIRING CUPBOARD

Housing a hot water tank with electric immersion heater.

LOUNGE/KITCHEN

28' 11" x 14' 4" (8.82m x 4.38m)

'L' shaped with a fitted kitchen, including cupboard and drawer units, matching wall mounted cupboards, an electric oven, 4 ring electric hob with extraction hood above and inset stainless steel sink with mixer tap.

BATHROOM

6' 9" x 5' 4" (2.06m x 1.63m)

With fitted WC, sink and bath with shower over.

FLAT 2

KITCHEN

16' 0" x 11' 4" (4.87m x 3.46m) (max)

With a fitted kitchen, including cupboard and drawer units, matching wall mounted cupboards, an electric oven, 4 ring electric hob with extraction hood above and inset stainless steel sink with mixer tap. There are two good sized storage cupboards in the kitchen, one of which houses the hot water tank with electric immersion heater.

LOUNGE

16' 10" x 9' 5" (5.13m x 2.87m)

Stairs lead from hallway to:-

BEDROOM

10' 3" x 9' 8" (3.12m x 2.94m)

Double doors leading onto private timber laid balcony.

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BEDROOM

9' 11" x 7' 9" (3.02m x 2.36m)

BATHROOM

6' 10" x 4' 7" (2.09m x 1.39m)

With fitted WC, sink and electric shower.

TENURE

Freehold.

The property is held freehold with two separate 999-year leasehold titles in place for Flat 1 and Flat 2. The studio flat is retained within the freehold title and is subject to planning restriction for holiday let use only.

UTILITIES

The property benefits from double glazing throughout, mains water and drainage, and electric panel heating.

ASKING PRICE

£299,000

EPC RATINGS

Flat 1 – D

Flat 2 – E

Studio – Awaited

BUSINESS RATES

We are informed that the studio flat is assessed for business rates and is currently eligible for 100% Small Business Rates Relief.

COUNCIL TAX

Flat 1 – Band A

Flat 2 – Band A

TRADING FIGURES

The vendors currently occupy the first floor flat and let the studio and maisonette.

Holiday letting those two units only generated roughly £21,000 in a ten month period, showing genuine holiday let growth potential.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

VIEWING

Is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

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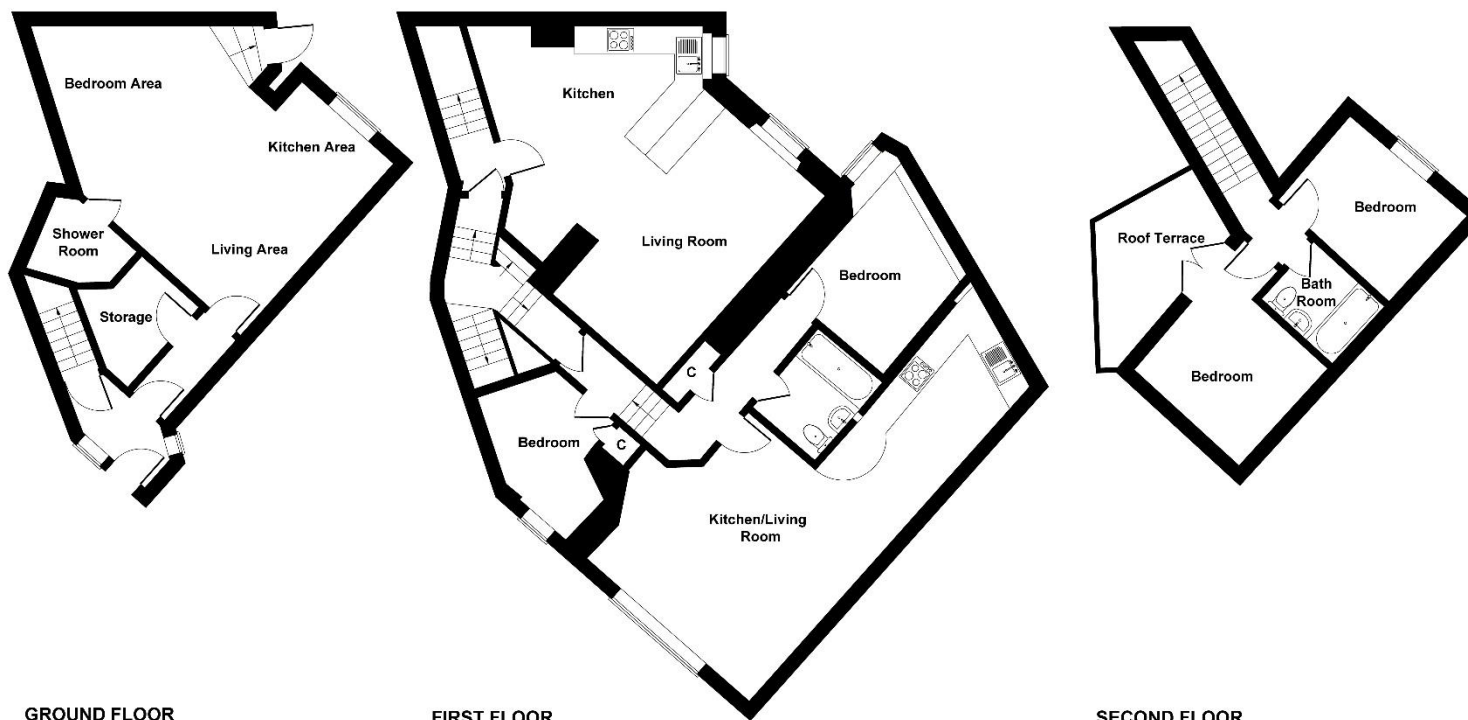


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