

Angela Dixon

Sales & Lettings

**Belgrave Lodge, Belgrave Road,
Torquay, TQ2 5HU**



£399,950

***Residential Freehold Investment Opportunity**

***Property being sold as a going concern**

*** 8 Self Contained one bedroom/studio flats**

*** Close to Torquay town centre and sea front**

*** The current owner has informed us that the income when fully let is in circa £40,000pa.**

Summary: Mid terraced property divided into 8 self-contained flats/studios over four floors. The property benefits from gas central heating, part double glazing, parking at the rear for one car, front garden area. Torquay town centre is just a short walk away along with Torquay sea front with its modern restaurants and cafes.

The property comprises of:

Flat 1 – Lounge/Kitchen - 12'9" x 11' 5" Bedroom - 9' 22 x 13' 5" (2.8m x 4.1m) Located on the lower ground with level access from the rear a one bedroom flat with double glazing,

Flat 2 - Lounge/Kitchen 11' 5" x 10 9" (3.50m x 3.28m) Bedroom 14'5" x 6'4" (4.40m x 1.95m) Shower Room 5' 3" x 5' 1" (1.62m x 1.55m). Located on the lower ground floor with level access from the rear of the property is a one bedroom flat, lounge/kitchen, bedroom, radiator, shower room/wc.

Flat 3 - Lounge/Bedroom 12' 0" x 15' 0" (3.66m x 4.58m) Kitchen Area 6' 8" x 5' 6" (2.05m x 1.69m). Located on the lower ground floor with level access from the rear of the property is a studio flat

Flat 4 - Lounge/Kitchen 14' 7" x 13' x 6' (4.46m x 4.12m) Bedroom 11' 5" x 14' 11" (3.50m x 4.55m)

Shower room/wc 8' 0" x 3' 7" (2.45m x 1.10m). Located on the ground floor with level access from the front of the property is a good sized one bedroom flat.

Flat 5 - Located on the first floor is a studio flat.

Flat 6- Lounge Kitchen 9' 4" x 11' 9" (2.85m x 3.60m) Bedroom 7' 4" x 14' 10" (2.25m x 4.54m). Located on the first floor is a one bedroom flat.

Flat 7- Lounge/Bedroom 11' 3" x 15' 4" (3.43m x 4.68m) Kitchen 4' 3" x 15' 1" (1.31m x 4.61m) Located on the second floor is studio flat with separate kitchen, spacious lounge/bedroom, shower room/wc.

Flat 8 - Kitchen 6' 4" x 14' 4" (1.94m x 4.39m) Lounge/Bedroom 7' 4 x 14' 10" (2.24m x 4.54m) Located on the second floor is a one bedroom flat.



Main Entrance Hallway

VIEWINGS

Please contact the agent, Angela Dixon for an appointment to view this property Tel 01803 320969

Email: angela@angeladixon.co.uk

Website: angeladixon.co.uk

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