



## Torquay

4x  2x 

ENERGY RATINGS  
D57 E53

- 2 Self-Contained Apartments
- Currently Let on Assured Shorthold Tenancies
- Both with 2 Bedrooms
- Level Rear Garden
- Garage & Parking
- Excellent Investment Opportunity
- Converted Approx. 6 Years Ago
- Smartly Presented
- EPCs: D57 & E53

**Guide Price:**  
**£300,000**  
FREEHOLD

# 104A & 104B Forest Road, Torquay, TQ1 4JY

Sure to be of interest to investors or perhaps buyers looking for a home and income opportunity is this spacious and mature end terraced house presented as 2 self-contained apartments.

Skillfully converted around 6 years ago, with all relevant permission, consents and completion certificates in place, to be able to be sold as separate units. The property is currently held on one freehold title and is offered for sale as a whole at this time. Individual leases are in place if required should the successful purchaser require them. Currently both apartments are let to long term tenants on assured shorthold tenancies with a combined monthly rental income of £1,390.

The property sits on a level site with a small area of front garden which leads round to a patio area to the side, all enclosed by an attractive stone wall. At the rear is an area of enclosed garden, mainly laid to gravel beyond which is parking and a detached garage (currently let with the first floor apartment). Accessed externally at the side of the building is an extremely useful 2 room cellar, currently providing excellent storage but with the potential, subject to all necessary consents and approvals, to enlarge the accommodation of the ground floor apartment.

Forest Road is a sought-after and well-established address conveniently located for a wide range of local amenities to include various shops, leisure facilities and pubs and restaurants. St Mary Church precinct with its village-like atmosphere and Babbacombe with its famous downs and model village are less than a mile away on foot. Torquay town centre is again less than a mile away, Union Street and onto Fleet Street and offering an extensive range of shops and businesses leading down to the vibrant harbourside and chic marina with its stylish bars, restaurants and coffee shops.

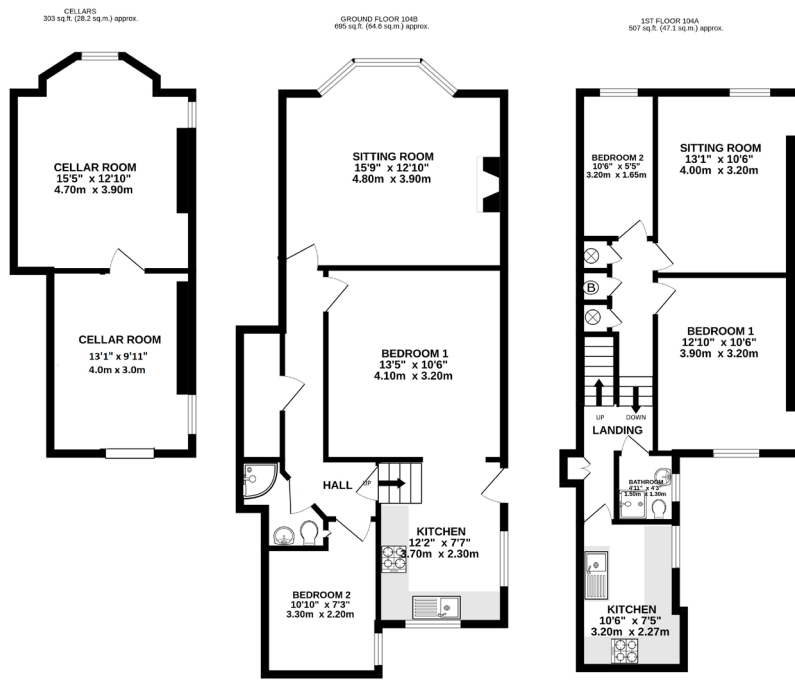
**Accommodation:** Stepping inside, both apartments have their own private entrances, the first floor at the front with a staircase leading up from its hallway. Finished to a high standard with modern kitchen and bathroom fittings and double-glazed windows, each apartment has a separate lounge, kitchen/breakfast rooms and shower rooms/WC. Each apartment offers 2 bedrooms.

**Outside:** Level rear garden, detached garage (currently used by the first floor flat), 2 cellar rooms (currently used by the ground floor flat).

**Parking:** Adjacent to the garage.

**Directional Note:**

The property is situated on the left going up the hill on the corner of Forest Road & Empire Road.



TOTAL FLOOR AREA: 1506 sq.ft. (139.9 sq.m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Agents Notes:**

Council Tax: Both Currently Band A

Tenure: Freehold.

Mains water. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Water and electricity are on separate meters.

Independent electric heaters.

Score	Energy rating	Current	Potential	Score	Energy rating	Current	Potential
92+	A			92+	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D	57   D	72   C	55-68	D		68   D
39-54	E			39-54	E	53   E	
21-38	F			21-38	F		
1-20	G			1-20	G		

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