



Ridgewater

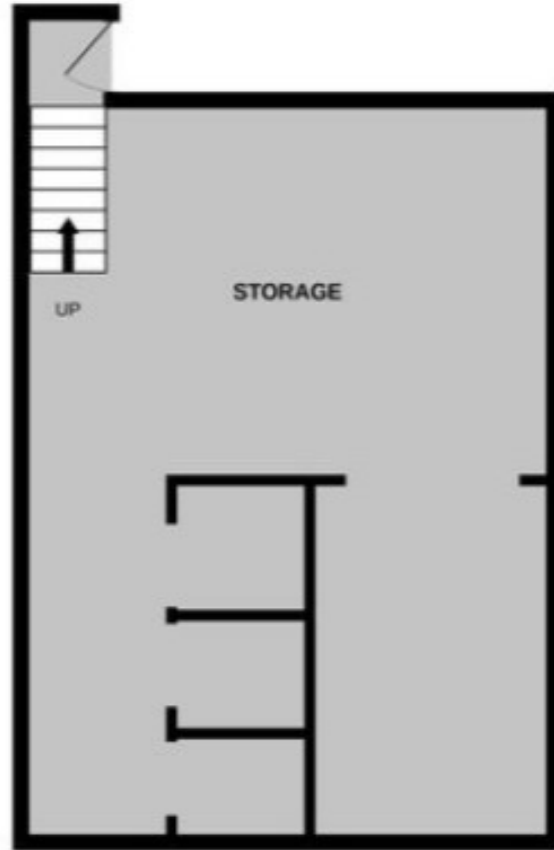
Local • Independent • Experts

Block of flats for Sale in Alexandra Road, Torquay

£190,000

FLOOR PLAN

BASEMENT
47.5 sq.m. (511 sq.ft.) approx.



GROUND FLOOR
58.6 sq.m. (630 sq.ft.) approx.



1ST FLOOR
29.3 sq.m. (316 sq.ft.) approx.



DESCRIPTION

An end terraced house converted in to three self contained units situated in a convenient location. The property has been the subject of a programme of improvements a couple of years ago to the main ground floor flat. The flats all have electric night storage heating, double glazed windows. In brief the property comprises:

Ground floor flat having hall, lounge, kitchen, bedroom, bathroom and courtyard garden currently let to a tenant.

On the first floor are two studio flats each comprising hall, bed sitting room, kitchen and shower room. Both flats are currently rented.

The property also has a substantial cellar and a large loft area. Viewing is essential to fully appreciate all that this property has to offer.

Ground Floor Flat PVC double glazed entrance door to

Hall with Night storage heater, laminate flooring,

Lounge 15' 03" x 12' 10" (4.65m x 3.91m) Night storage heater, PVC double glazed window, laminate flooring.

Kitchen 10' 11" x 4' 08" (3.33m x 1.42m) Fitted with modern range of units comprising work surface with cupboards and drawers below, inset stainless sink, space and plumbing for washing machine, space for further appliance, range of wall cupboards, airing cupboard with hot water cylinder, electric panel heater, extractor fan, PVC double glazed window.

Bedroom 13' 04" x 13' 03" (4.06m x 4.04m) Night storage heater, laminate flooring, PVC double glazed window.

Bathroom. White suite comprising panelled bath with electric shower over, wash hand basin with bathroom cupboard under, close coupled w.c, electric panel heater, extractor fan. PVC double glazed window. The ground floor flat has a courtyard garden to the side and rear.

Cellars The property has an extensive cellar currently accessed from the ground floor flat.

Room 1 19' 0" x 13' 03" (5.79m x 4.04m)

Room 2 12' 08" x 8' 07" (3.86m x 2.62m) Further area with three storage areas.

First Floor The two first floor studio flats are accessed from the front by a communal front door, hallway and stairs rise to landing

Studio 1

Hall

Bed/sitting room 13' 11" x 13' 09" (4.24m x 4.19m) Night storage heater, PVC double glazed window.

Kitchen 10' 07" x 7' 11" plus door recess (3.23m x 2.41m) Fitted with range of units comprising work surface with drawers and cupboards under, inset stainless steel sink unit, space for appliance, night storage heater, wall cupboard, PVC double glazed window.

Shower room Shower cubicle with thermostatic shower unit, wash hand basin, close coupled w.c, airing cupboard with hot water cylinder, PVC double glazed window, extractor fan.

Studio 2 Entrance door to hallway

Bed/sitting room 13' 02" x 11' 0" (4.01m x 3.35m) Night storage heater, PVC double glazed window.

Kitchen 9' 06" x 7' 08" (2.9m x 2.34m) Fitted with units comprising of worksurface with drawers and cupboards under, inset stainless steel sink unit, inset electric hob, integrated oven, wall cupboards, PVC double glazed window.

Shower Room Shower cubicle with electric shower unit, wash hand basin, close coupled w.c.

EPC D, E and E

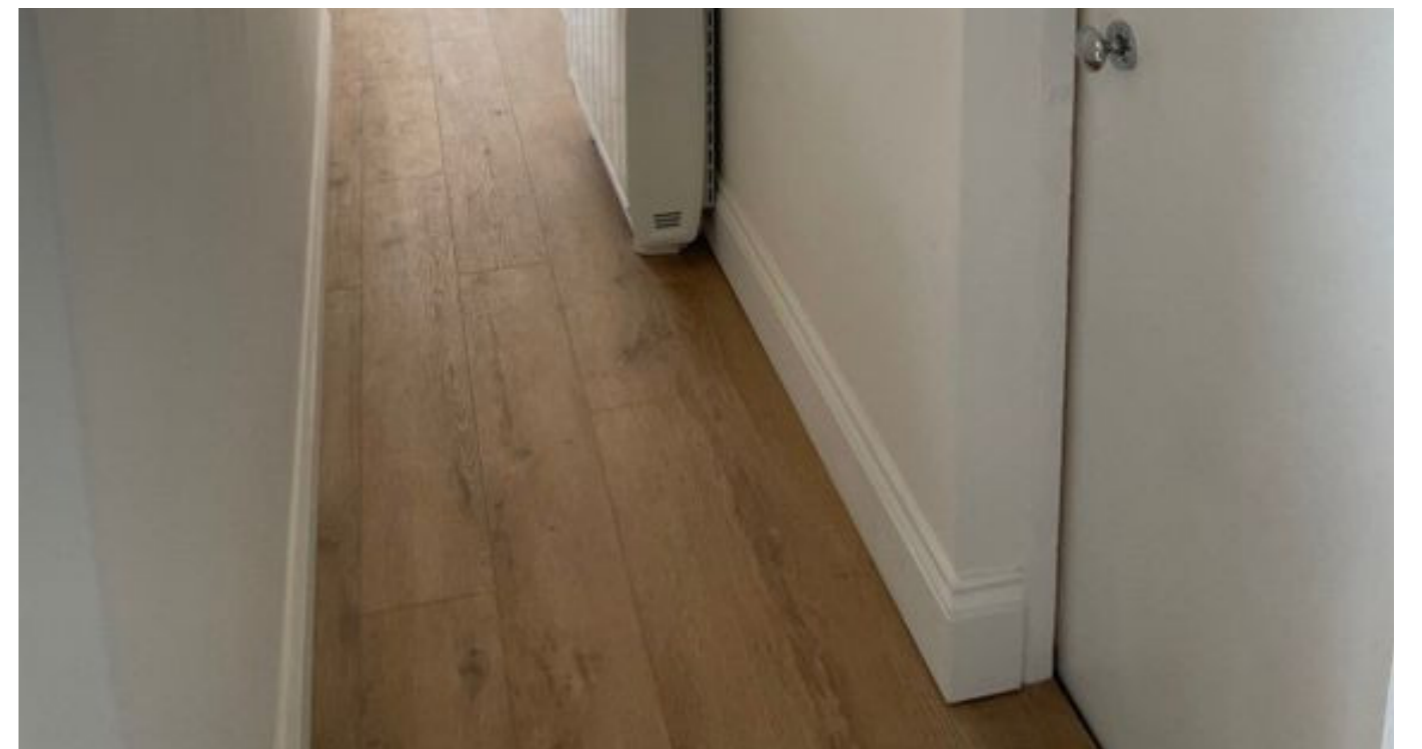
Current Rents: G.F.F. £600 pcm Studio 1 £515 pcm Studio 2 £515 pcm. All currently let on AST's.

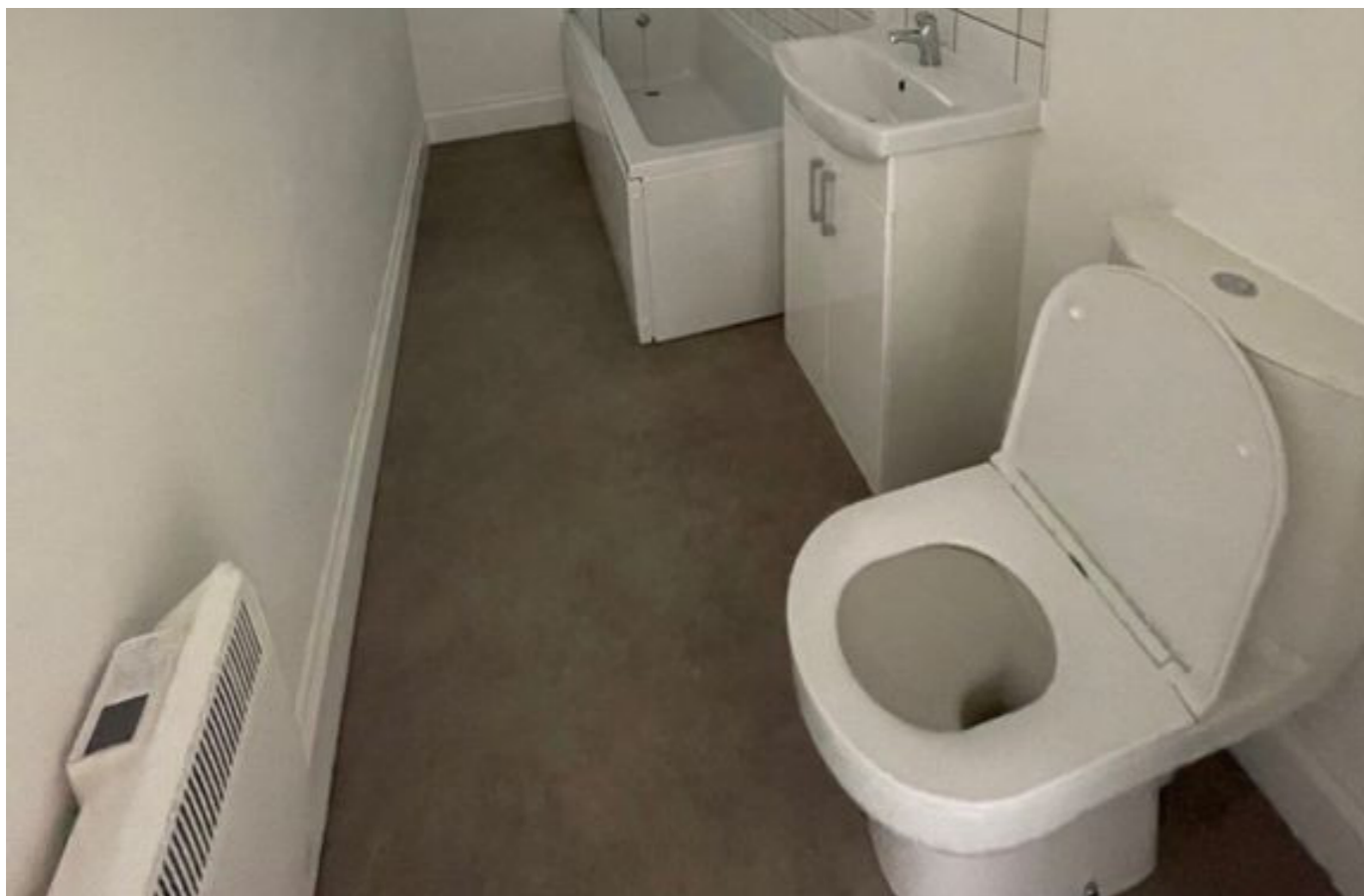
Council Tax - All band A

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot

verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

PHOTOS





Paignton Office

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

Tel: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk



Torquay Office

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

Call: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.