



**TORBAY PROPERTY MANAGEMENT**  
Sales & Lettings



**Flat 3, 91 Abbey Road, Torquay, TQ2 5NN**

**£75,000**

In need of some refurbishment and an Ideal purchase for buy to let investment or first time buyer is this first floor studio apartment situated close to the town centre and sea front which is accessed through a secure communal entrance.

The apartment is situated at the rear of the building away from the road and consists of a spacious open plan lounge / kitchen / bedroom and shower room.

The property is currently rented for £5400 per annum, is within walking distance of the town centre.

- First Floor Studio Apartment
- Secure Communal Entrance
- Ideal Buy to Let Investment
- Close to Beach & Town Centre



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# Flat 3, 91 Abbey Road, Torquay, TQ2 5NN

## APPROACH

Accessed through a secure communal entrance into enclosed communal hallway and stairs leading to the door providing as access to the flat

## LIVING / BEDROOM / KITCHEN 18'10" x 14'5" (5.74m x 4.39m)

Large open plan bed/sitting room/kitchen with UPVC double glazed window overlooking the rear aspect, corner kitchen area with a range of wall and base units, stainless steel sink and drainer with mixer tap and space for cooker and fridge freezer and a door leading to:

## SHOWER ROOM

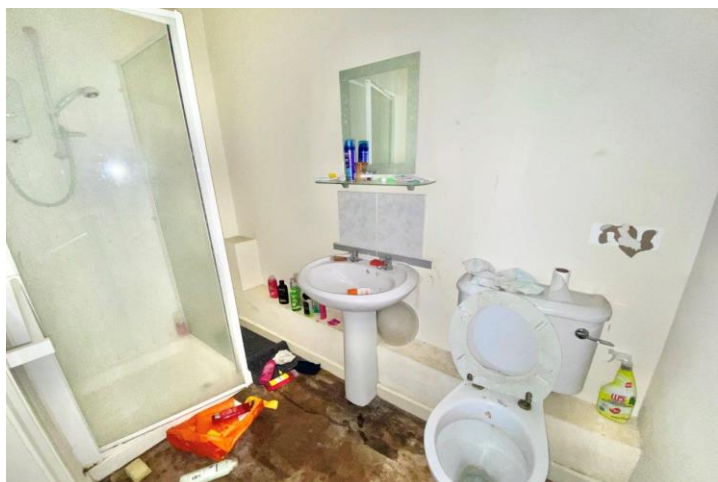
### 7'10" x 4'1" (2.39m x 1.24m)

Fitted shower room with square shower enclosure with electric shower, pedestal wash hand basin and low level cistern and pan.

## TENANCY INFORMATION

Currently tenanted to a long term tenant at a monthly rent of £450 pcm or £5400 per annum.

To discuss the tenancy or for information on management of the tenancy, please contact the agent.



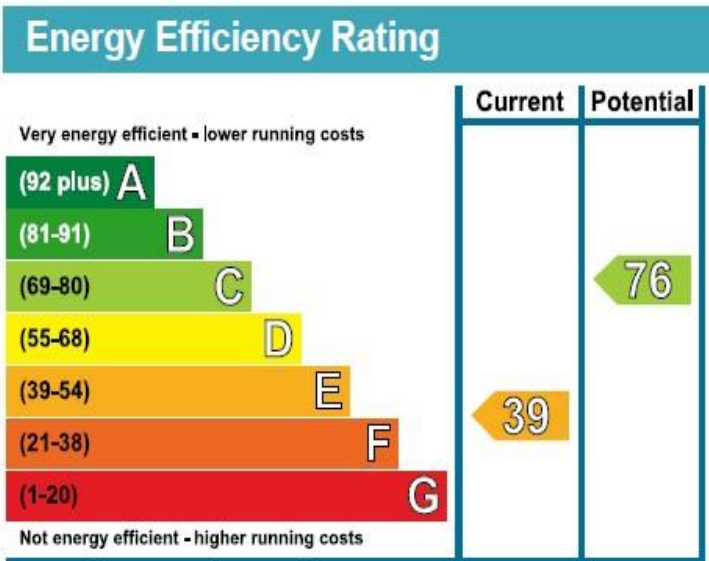
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\*1.2% inc VAT, Subject to a minimum fee of £1200.00 inc VAT



**Disclaimer:** These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the Agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for co-operation.

# MATERIAL INFORMATION:

**PROPERTY ADDRESS:**

Flat 3, 91 Abbey Road, Torquay, TQ2 5NN

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**PROPERTY TYPE:**

First Floor Flat

**CONSTRUCTION:**

Standard Construction

**SOURCE OF HEATING:**

Electric

**SOURCE OF ELECTRIC SUPPLY:**

Mains

**SOURCE OF WATER SUPPLY:**

Mains

**SEWERAGE:**

Mains

**BROADBAND CONNECTION:**

Copper Cable

**MOBILE SIGNAL/COVERAGE:**

Likely to have good coverage (Ofcom)

**PARKING:**

None

**BUILDING SAFETY ISSUES :**

None known

**RIGHTS & RESTRICTIONS:**

None known

**FLOOD & EROSION RISK:**

None Known

**PLANNING PERMISSION /  
DEVELOPMENT PROPOSALS:**

None Known

**PROPERTY ACCESSABILITY /  
ADAPTIONS:**

None

**COALFIELD OR MINING AREA:**

No

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**TENURE:**

Leasehold

**LENGTH OF LEASE:**

125 Years from 1<sup>st</sup> August 2022

**ANNUAL GROUND RENT:**

£150.00

**GROUND RENT REVIEW PERIOD:**

TBC

**ANNUAL SERVICE CHARGE:**

£1512.00

**SERVICE CHARGE REVIEW PERIOD:**

Annually

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**COUNCIL TAX BAND:**

A

**ENERGY PERFORMANCE RATING:**

E

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Viewings by appointment only -  
please call 01803 295291 to register  
your interest.