



Flat 3, 37 Abbey Road, Torquay, TQ2 5NQ

Residential Investment Opportunity

Why keep savings in a bank when you could have a greater return on your income from this flat?

£65,000 Leasehold

**WAYCOTTS**  
Established 1878

• Chartered Surveyors

## DESCRIPTON

A centrally located studio flat within walking distance of Torquay Town Centre and all its amenities.

## ACCOMMODATION

Located on the ground floor and accessed via street level on Abbey Road.

### **Private foyer**

Good sized, floor to ceiling built in storage cupboard offering 1/2 shelved and 1/2 hanging space plus the benefit of separate corner shelving. Door into:

### **Living area 18' 0" x 14' 5" (5.5m x 4.4m maximum)**

Incorporating raised bedroom area, kitchen with range of floor standing and wall cupboards and electric hob and oven. Stainless steel sink unit tiled splash backs. Plumbing for automatic washing machine.

### **Bathroom**

Fitted with white suite comprising corner bath with electric shower over, pedestal wash hand basin and low level WC. Tiled walls.

## INCOME

Currently let on an assured 6-month tenancy with a rent of £395.00pcm through Angela Dixon lettings.

## YIELD

7.29% at current rent with potential for 8%.

## TENURE

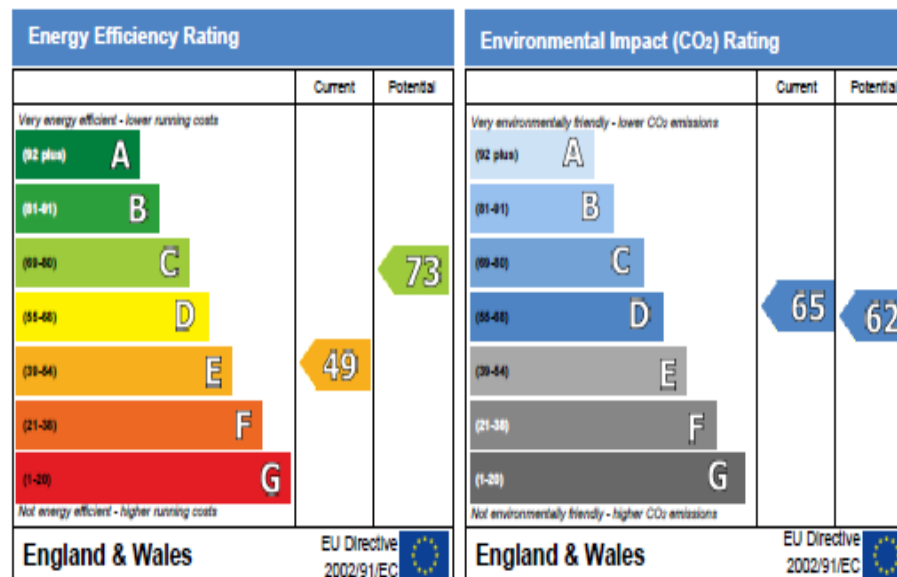
999 year lease from 29/09/2004

## TENANT

The property is marketed with tenant in situ.

## SERVICES

We have been advised that the property benefits from the following: mains water supply, mains electricity. Please note that none of these services have been tested by the agents Waycotts.



## VIEWINGS

All viewings and enquiries are to be made through the agents Waycotts  
**01803 403060**