



SUMMARY

Approx. 10% Gross Rental Yield || Ideal Buy-to-Let Investment Opportunity || 1 Bedroom First Floor Flat || Comfortable Living Room with Feature Fireplace || Fitted Kitchen || Double Bedroom with Built-In Wardrobe || Gas Central Heating & Double Glazing || Generous Built-In & Lockable Storage

Visit our website for the current price:
www.danielhobbin.uk/P-RS1093/

Address: Pendennis Road, Torquay, TQ2 7QA

Property type: Flat

Tenure: Leasehold

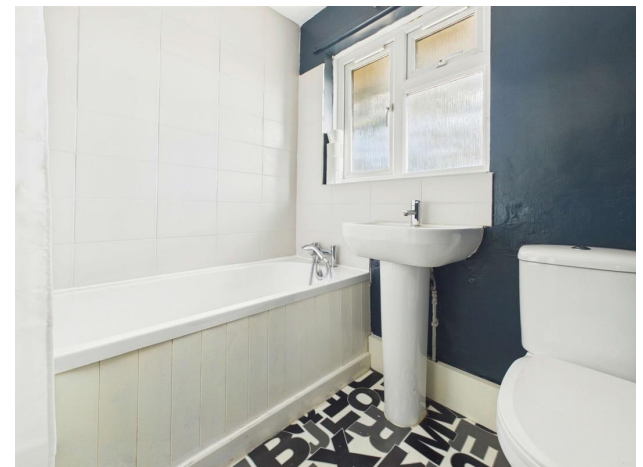
Council tax band: A

EPC: E

Bedrooms: 1

Bathrooms: 1

Receptions: 1



DESCRIPTION

A CHAIN-FREE one-bedroom first floor flat situated within the Hele area of Torquay, offering convenient access to local amenities and transport connections. The property benefits from gas central heating, double glazing and a particularly useful amount of storage throughout.

The property may also prove attractive to buy-to-let investors, with an indicative rental value in the region of £650-£695 per calendar month, representing an approximate gross yield of approximately 10% based on the asking price.

The accommodation is approached via a communal entrance at ground floor level, with stairs rising to the first floor and the private entrance to the flat. Immediately outside the property are two lockable storage cupboards positioned within the communal hallway, one of which houses the gas boiler.

Upon entering, the accommodation opens into a comfortable living room featuring a double glazed window to the front, radiator and a fireplace with decorative mantelpiece surround. From here, a door leads through to the kitchen,

which is fitted with a range of wall and base units complemented by roll-edge work surfaces and tiled surrounds. Further features include a stainless steel sink with mixer tap, cooker, space and plumbing for a washing machine and a double-glazed window. Two built-in cupboards provide additional practical storage.

A further door from the living room opens into an inner hallway, where there is another built-in cupboard housing the utility meters and consumer unit whilst also providing useful storage space.

The double bedroom is accessed from the inner hallway and benefits from a built-in wardrobe with hanging rail.

Completing the accommodation is the bathroom, fitted with a three-piece suite comprising a bath with tiled surround, mixer tap and handheld shower attachment, pedestal wash basin and low-level WC. A wall-mounted heated towel rail provides the finishing touch.

With its practical layout, generous storage and convenient location within Torquay, the property represents an appealing

opportunity for both owner-occupiers and investors alike.

Council Tax Band: A (Torbay Council)

Tenure: Leasehold (89 years)

Ground Rent: £10 per year

Service Charge: £150 per month

125 years remaining on the lease from 1 April 1990. Under Sanctuary management, the lease permits standard renting of the property but explicitly forbids pets and holiday lets.

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

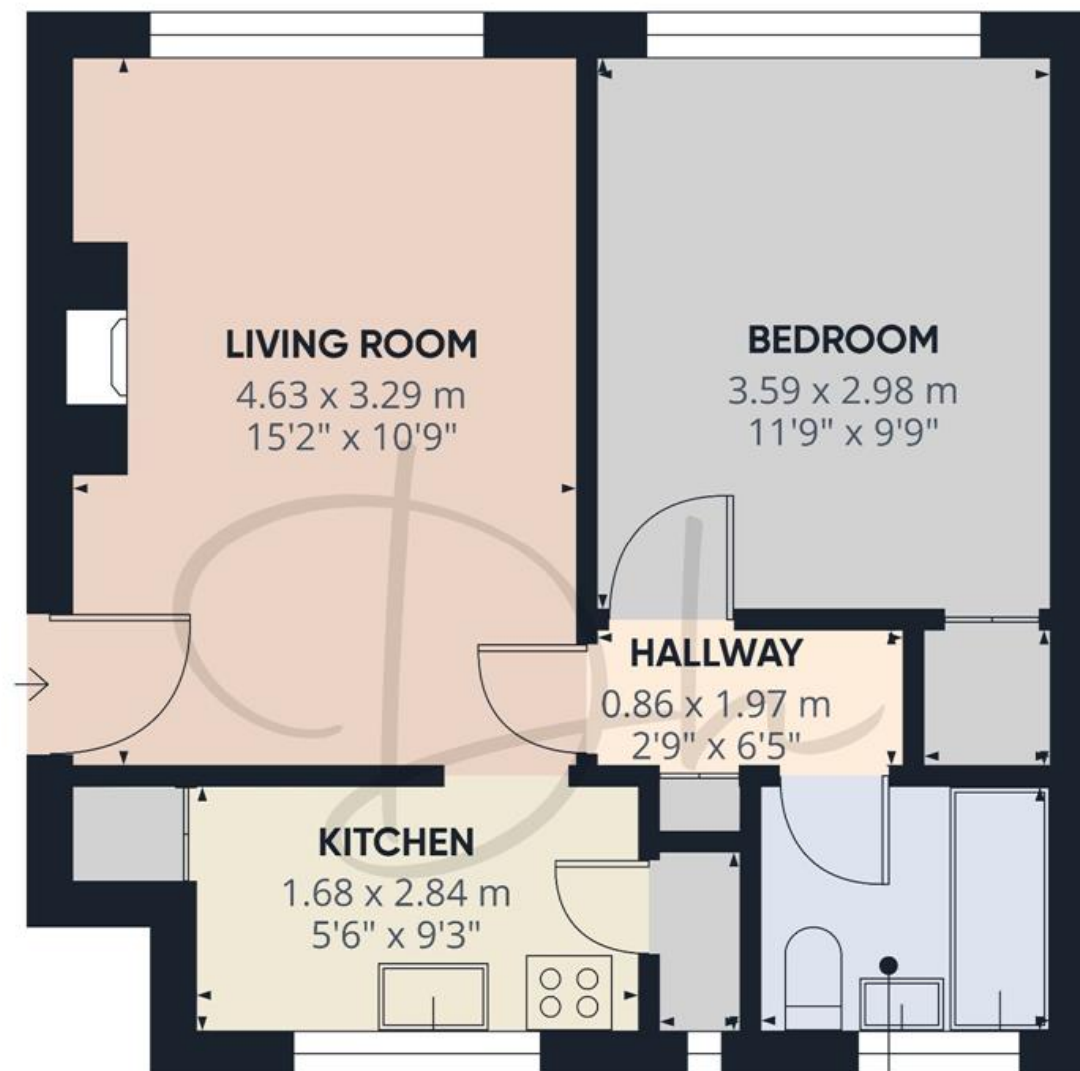
Broadband options available at the property include:

- * Standard broadband (12Mbps download, 1Mbps upload)

- * Superfast broadband (49Mbps download, 11Mbps upload)

- * Ultrafast broadband (1800Mbps download, 220Mbps upload)

- Networks in area - Openreach, Virgin Media



Approximate total area^m

43 m²

463 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



DANIEL HOBBIN
Estate Agents

01803 921 456 | info@danielhobbin.uk | www.danielhobbin.uk

Company Registration Number: 13729245

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VAT Number: 454 3322 11 – **The Property Redress Scheme:** PRS030100 – **Client Money Protect:**

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Registered Office: 37 Torwood Street, Torquay, TQ1 1ED

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