

# 15a & 15b Park Lane

Torquay, Devon, TQ1 2AU







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**Two Self-Contained Flats; 1x 1 Bed and 1x 2 Bed**  
**Prime Central Location Just Behind Torquay's Bustling Harbourside & Strand**  
**Attractive Investment/Improvement Opportunity with Scope for Refurbishment & Capital Uplift**  
**Ideal for Long-Term Letting, Holiday Use or Owner Occupation with Income**  
**Freehold Sale – Priced to Sell**

## LOCATION

Park Lane is located in the heart of Torquay, just a short stroll from the bustling Harbourside and Marina, with its vibrant mix of restaurants, bars, cafés and shops. The town centre is also easily accessible, with a full range of retail, leisure and business facilities, whilst nearby seafront attractions and beaches further add to the property's appeal. Torquay is renowned as the jewel of the English Riviera, celebrated for its mild climate, palm-lined promenades, and award-winning beaches. The town attracts visitors year-round, drawn by its thriving tourism economy, extensive leisure facilities, and vibrant cultural scene. Alongside its appeal as a seaside resort, Torquay offers excellent schools, healthcare facilities, and transport links, making it a highly desirable place to live, work and invest. The location is well-connected by public transport, with Torquay Train Station offering direct links to Exeter and beyond, and the South Devon Highway providing quick access to the A38 and M5 motorway network.

## DESCRIPTION

Bettesworths are delighted to offer the opportunity to acquire two self-contained maisonettes, sold as one property, situated in a converted former Rubber Works building, tucked away just behind Torquay's picturesque Harbourside.

The property comprises:

15a – A 2 storey floor property offering 1 Bedroom, Lounge/Kitchen/Diner and Bathroom with garage at ground floor level (could be converted to living space).

15b – As 15b however the garage has been converted to a spacious Kitchen/Lounge/ Diner allowing 2 bedrooms on the first floor.

Both units would benefit from some modernisation and improvement works and are ideally positioned for both long-term residential letting or as short-term holiday lets, capitalising on Torquay's year-round popularity as a coastal resort. Alternatively, the property would suit owner occupiers looking for a centrally located home with income from the second unit. It should be noted that a separate water supply will need to be brought to the property.

Ref No: 5374

Offers in Excess of £180,000 Freehold

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The accommodation briefly comprises:-

## **15A PARK LANE – GROUND FLOOR**

### **ENTRANCE DOOR**

On the left, leading to staircase up to first floor.

### **GARAGE**

With up and over door and internal door to entrance porchway.

### **FIRST FLOOR**

### **LANDING AREA**

Hot water cylinder cupboard.

### **BATHROOM**

Arranged as a wet room with tiled walls and non-slip flooring, WC and wash hand basin. Electric shower and screen.

### **KITCHEN/DINER/LIVING AREA**

With fitted domestic kitchen unit, integrated oven and hob with extractor over, sink and drainer and small fixed breakfast table. Part carpeted.

### **BEDROOM**

Carpeted.

## **15B PARK LANE – GROUND FLOOR**

### **ENTRANCE DOOR**

Into:-

### **SPACIOUS MAIN KITCHEN/LOUNGE/DINER**

Domestic kitchen units to far wall with tiling splashback, part tiled floor, part carpeted, integral oven, electric hob and extraction, sink and drainer, wall mounted breakfast bar. Reduced height under the stairs.

Stairs up to:-

### **FIRST FLOOR**

### **2 X BEDROOMS**

Both with wall mounted electric heaters. Carpeted.

### **BATHROOM**

With tiled floor and walls, wash hand basin and WC. Bath with electric shower over.

### **LANDING AREA**

Hot water cylinder cupboard.

### **EPC RATINGS**

15A Park Lane - D.

15B Park Lane - E.

### **COUNCIL TAX BAND A**

### **VIEWING**

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

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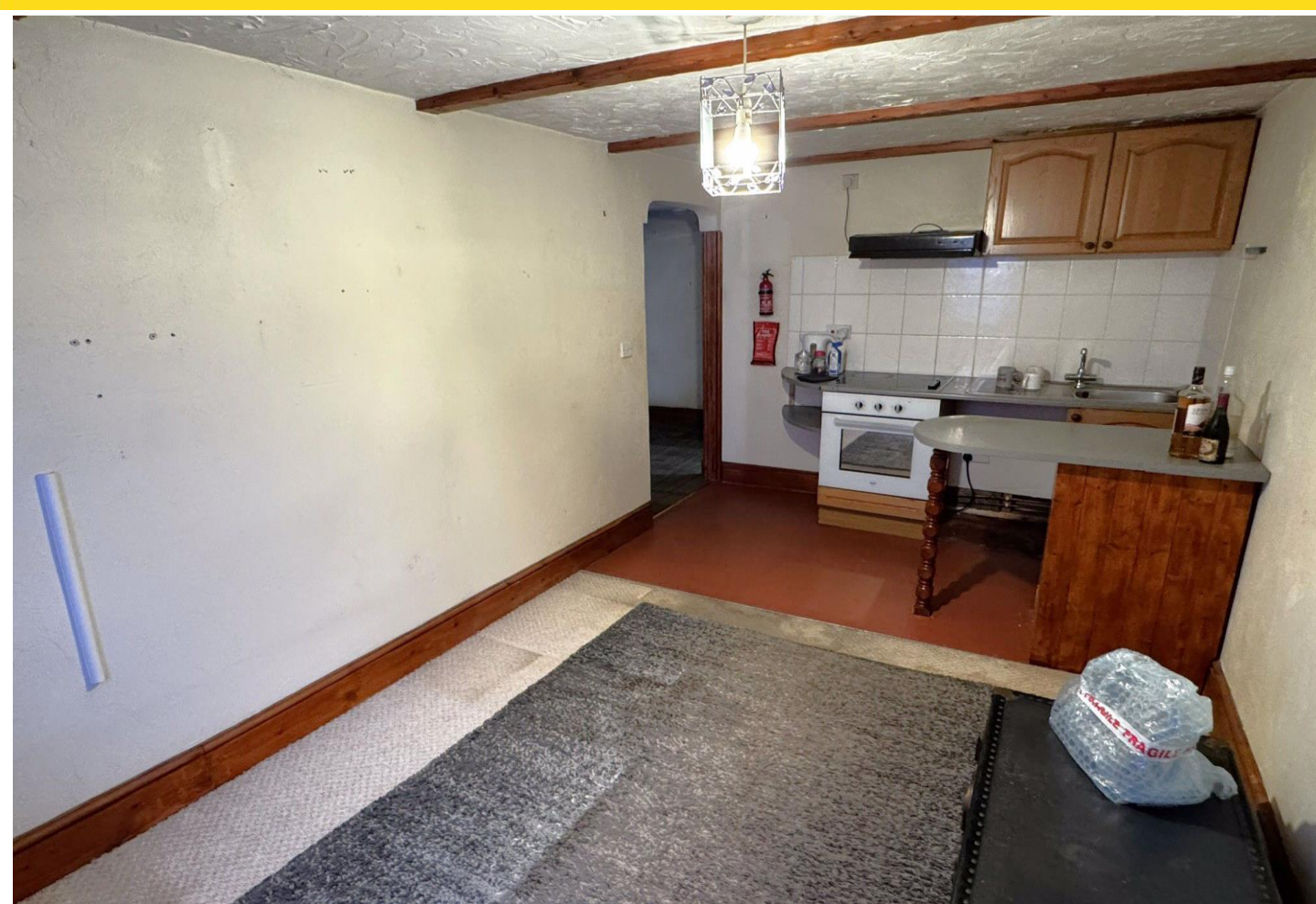
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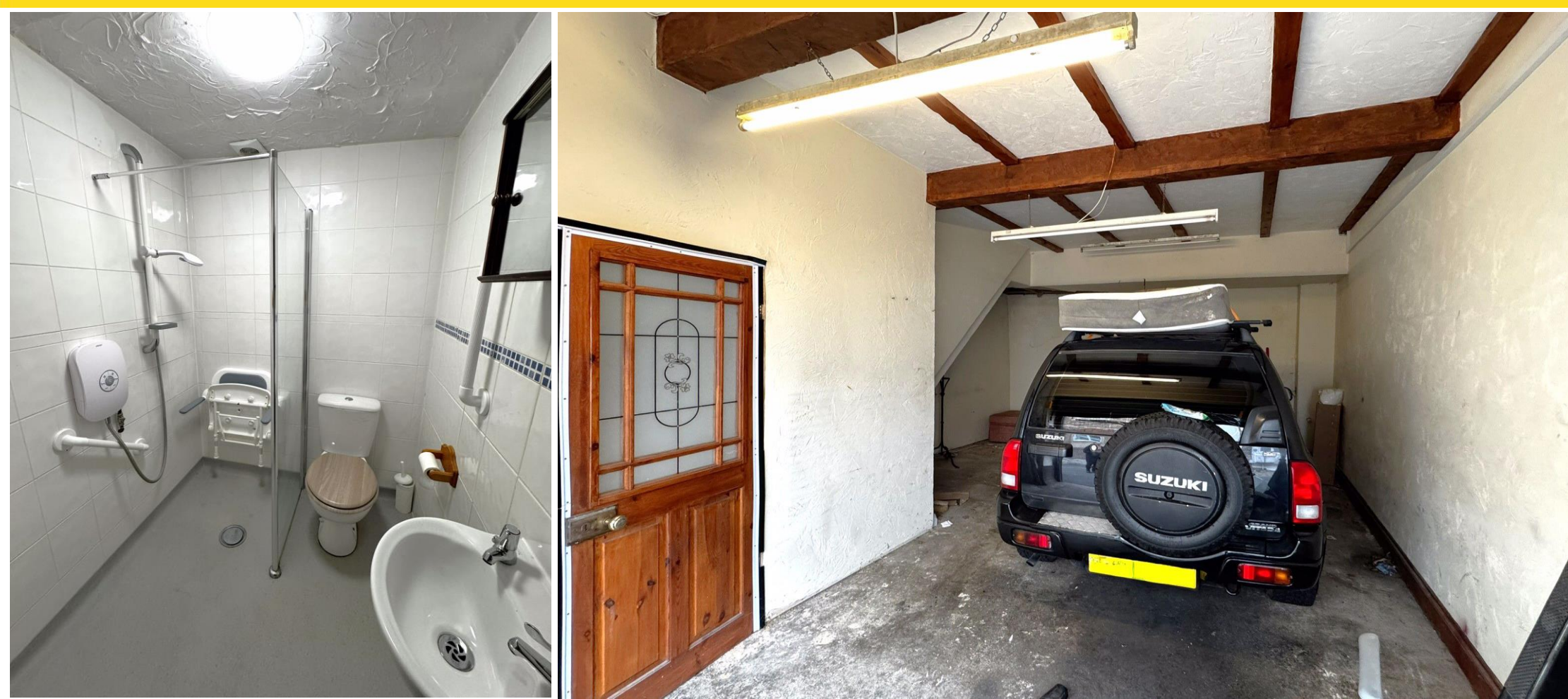
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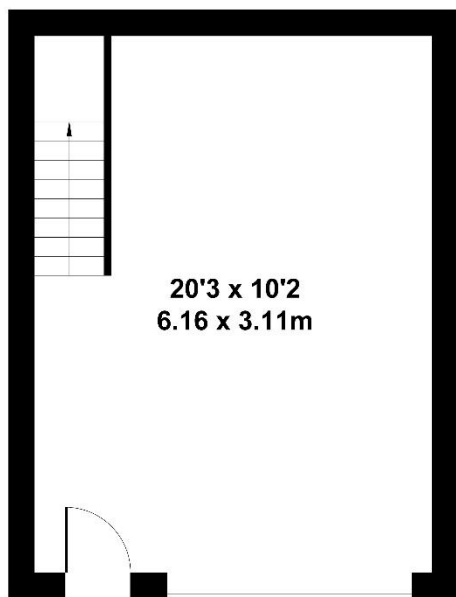


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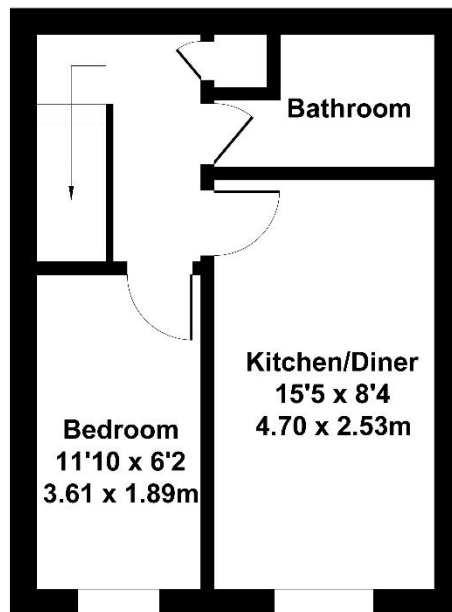
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## 15A & 15B PARK LANE

Approximate Gross Internal Area  
614 sq ft - 57 sq m

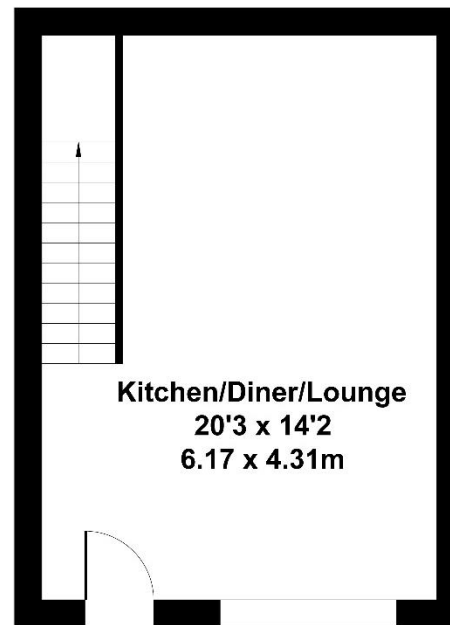


GROUND FLOOR

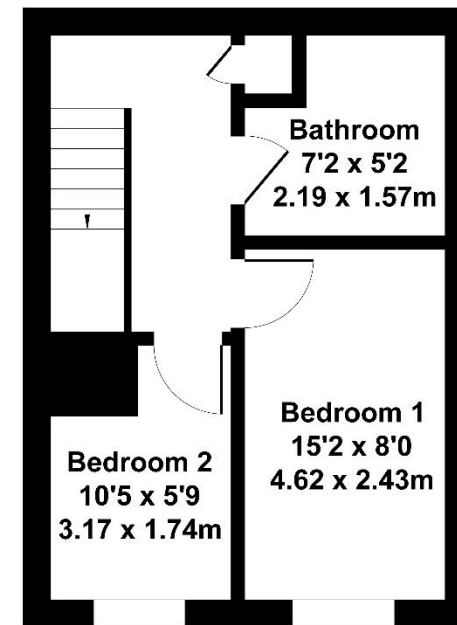


FIRST FLOOR

Approximate Gross Internal Area  
570 sq ft - 53 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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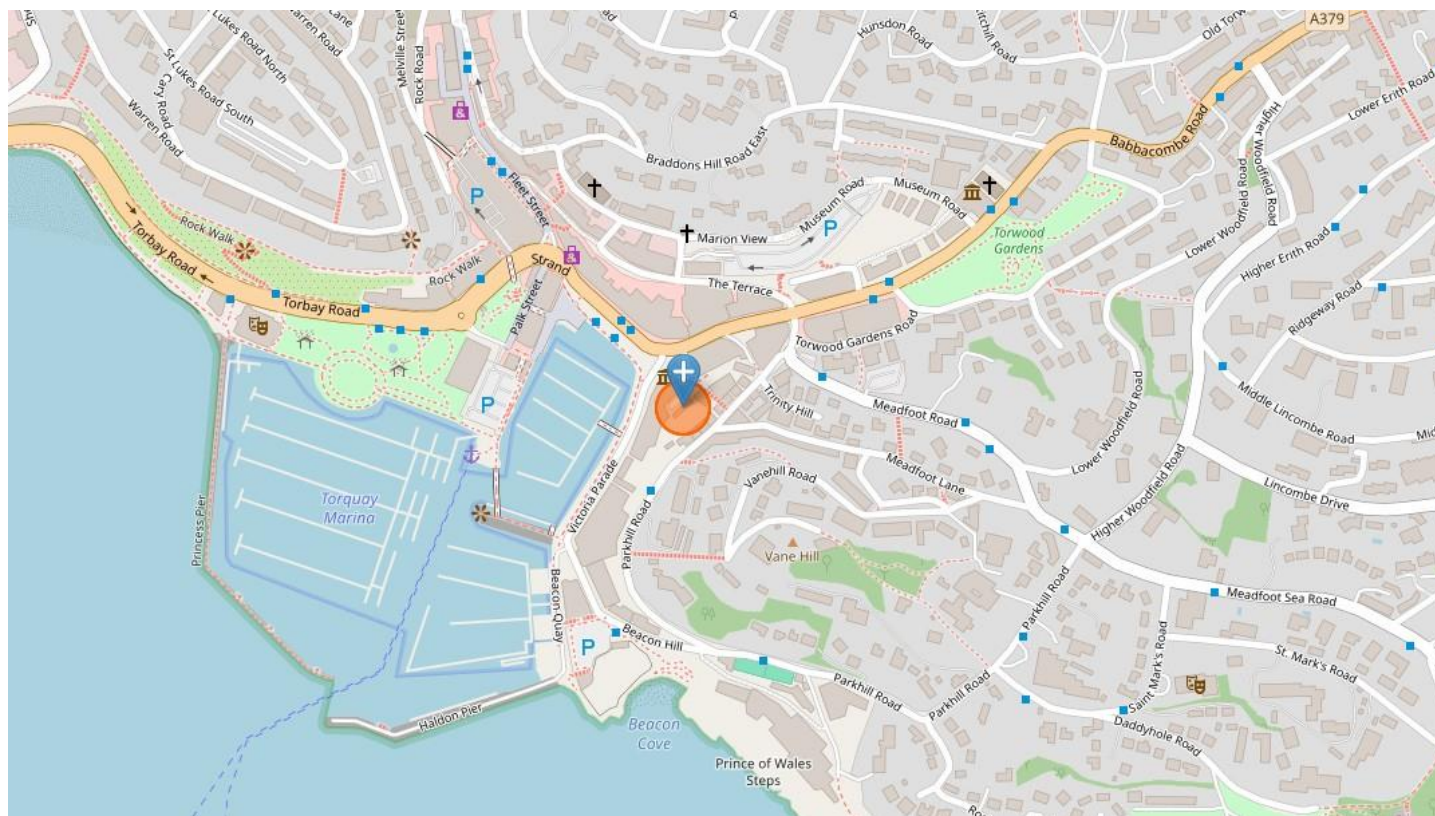
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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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