



Torre Cottage

Upton Road, Torquay, Devon, TQ1 4AB



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Eleven Unit Licensed HMO in Central Torquay Location
10x Bed HMO with Additional 1 Bed Maisonette
Gross Rental Income of £66,880 Per Annum (When Fully Let)
Central Location with Easy Access to Local Shops and Town Centre
Substantial Grade II Listed Property

DESCRIPTION

Torre Cottage is a substantial Grade II listed semi-detached property dating from circa. 1835 – 1845. Converted into a House of Multiple Occupation (HMO) the property has been successfully run and managed to create a high return residential investment.

An eleven-unit HMO, arranged with 10 rooms and a separate maisonette cottage, the property is of substantial size and offers generous accommodation. Each unit has either a private kitchenette provision or use of one of the two communal kitchens. Several of the units also benefit from private ensembles/ shower facilities.

Retaining several original features, the property is an excellent example of a converted HMO and has been well managed in recent years with a full HMO licence and relevant up to date compliance documentation.

Ref No: 5079

£360,000 Freehold

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The accommodation briefly comprises:-

ENTRANCE HALL

Leading to:-

GROUND FLOOR

ROOM 1

14' 9" x 10' 4" (4.49m x 3.15m)

With en-suite.

ROOM 4

16' 2" x 7' 10" (4.92m x 2.39m)

With en-suite.

ROOM 5

11' 7" x 8' 4" (3.53m x 2.54m)

With shower room.

ROOM 6

15' 0" x 10' 1" (4.57m x 3.07m)

With shower and wash hand basin.

ROOM 7

11' 4" x 10' 4" (3.45m x 3.15m)

With Private Kitchen across the Hall:

ROOM 7 KITCHEN

8' 2" x 4' 8" (2.49m x 1.42m)

KITCHEN

10' 8" x 7' 7" (3.25m x 2.31m)

Communal kitchen with oven, hob and fitted white goods.

COMMUNAL SHOWER ROOM

WC

FIRST FLOOR

ROOM 2

14' 8" x 7' 10" (4.47m x 2.39m)

With en-suite.

ROOM 3

11' 5" x 10' 3" (3.48m x 3.12m)

With en-suite.

ROOM 8

13' 0" x 11' 8" (3.96m x 3.55m)

With shower and wash hand basin.

ROOM 9

15' 2" x 12' 9" (4.62m x 3.88m)

With shower room.

ROOM 10

15' 2" x 11' 8" (4.62m x 3.55m)

With shower room.

COMMUNAL KITCHEN

8' 11" x 6' 5" (2.72m x 1.95m)

With oven, hob and fitted white goods.

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COMMUNAL BATHROOM

MAISONETTE

Accessed via the rear garden.

ENTRANCE PORCH

With space for coat and shoe rack.

LIVING AREA

13' 3" x 10' 0" (4.04m x 3.05m)
With kitchen.

BEDROOM

15' 1" x 10' 8" (4.59m x 3.25m)

EN-SUITE BATHROOM

EXTERNAL

The property benefits from front and rear paved and gravelled gardens.

HMO LICENCE

We are informed the property is licensed as a 11-unit HMO by Torbay Council.

COUNCIL TAX

Council tax band E.

TENURE

Offered for sale freehold, subject to the occupational residential ASTs.

RENT SCHEDULE

Unit	Rent (PCM)	RENT (PA)
Room 1	£520	£6,240
Room 2	£425	£5,100
Room 3	£575 (VACANT)	£6,900 (Potential Rent)
Room 4	£450	£5,400
Room 5	£425	£5,100
Room 6	£550 (VACANT)	£6,600 (Potential Rent)
Room 7	£420	£5,040
Room 8	£575 (VACANT)	£6,900 (Potential Rent)
Room 9	£550	£6,600
Room 10	£433.33	£5,200
Maisonette	£650	£7,800
Total	£5,573	£66,880

UTILITIES

Rent is inclusive of utilities.

The property is connected to water, electricity and gas.

NATIONAL HERITAGE LISTING

The property is Grade II listed. Further details can be found on the Historic England Register under List Entry Number: 1208227.

EPC RATING D

VIEWING

Viewings can be arranged via prior arrangement with the Sole Agents, Bettesworths. Tel. 01803 212021.

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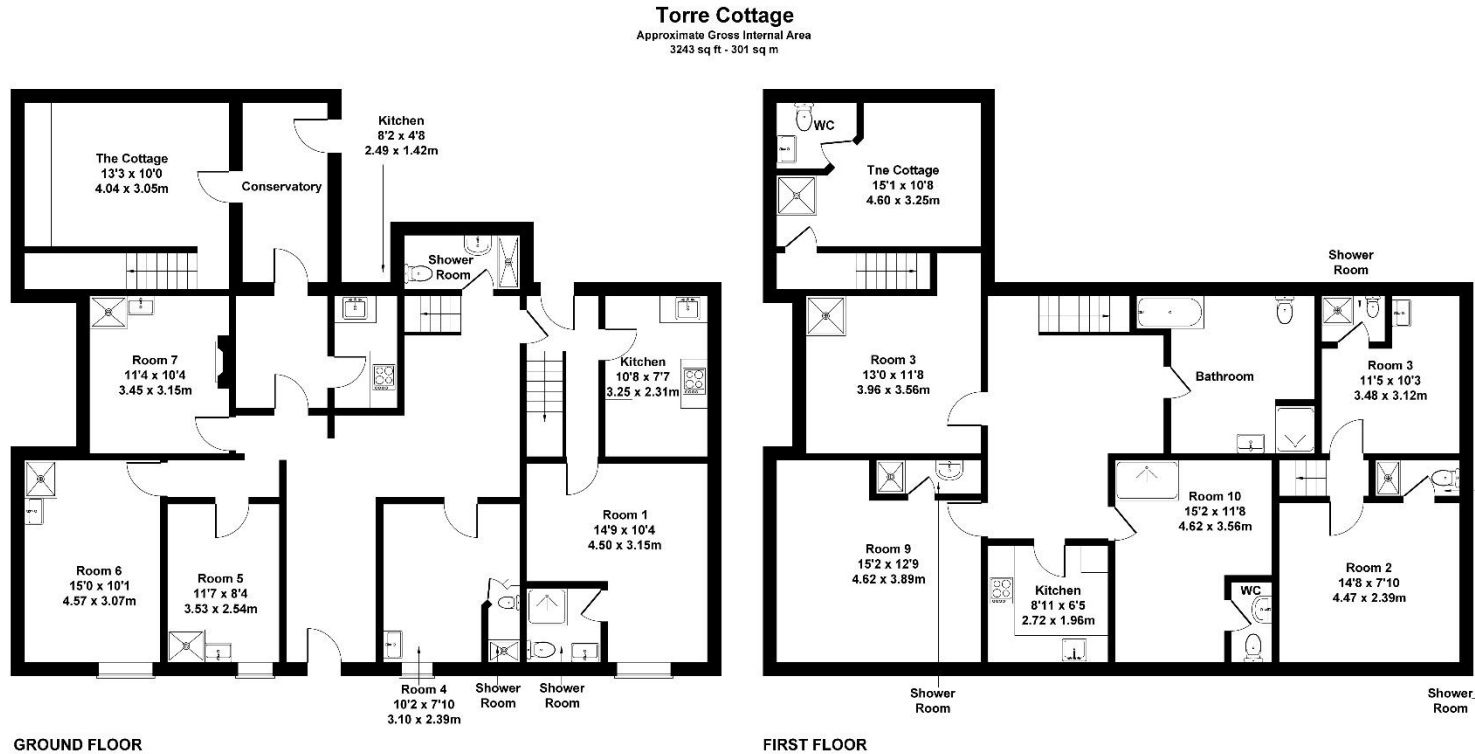


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