



450 Babbacombe Road

Torquay, Devon, TQ1 1HW



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Substantial Buy-to-Let in Semi-Detached Victorian Villa
Recently Undergone Renovation and Compliance Improvements
Arranged as Six Two-Bedroom Flats Across Three Floors
Projected Market Rental Income Exceeding £64,000 Per Annum
Parking for Four Cars & Potential Development Plot in Rear Garden (STP)

LOCATION

Positioned in the prestigious Wellwood area of Torquay, 450 Babbacombe Road enjoys close proximity to Meadfoot Beach, Ilsham Valley, and the popular Wellwood shopping area. This is a well desired and sought after area for residential tenants and owner occupiers. It is well located on the main road travelling down to Torquay Harbourside and is well connected on local bus routes.

DESCRIPTION

This semi-detached Victorian villa has been converted into six two-bedroom apartments, arranged as two flats per level across the basement, ground, and first floors. The property occupies a spacious plot featuring a generous rear garden and a tarmac driveway with parking for four vehicles.

One of the top floor flats has recently been refurbished to a high standard and is now vacant, ready for immediate letting. The other five flats are let to long-standing tenants and are currently undergoing staged refurbishments including new kitchens, bathrooms, carpets, and full redecoration. Significant compliance upgrades have recently been completed, including the installation of a fire alarm system, updated fire risk assessments, EICRs, and gas safety certifications. The rear garden includes a section that was prepared for development with foundations laid—offering potential for a building plot subject to planning consent.

The property offers a rare opportunity to acquire a well-established residential investment with potential market rental returns in excess of £64,000 per annum. Buyers may also consider future title-splitting for individual flat resale and financing against.

Ref No: 5285

£695,000 Freehold

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The accommodation briefly comprises:-

ACCOMMODATION

Arranged as six two-bedroom flats across basement, ground and first floors. The basement flats are accessed via an external door. The ground and first floor flats are accessed via a communal hallway with access from the front of the building.

Externally, the property benefits from tarmacked parking for 4 vehicles. To the rear of the property is a garden area. A section of this has had some previous groundworks carried out in preparation for potential development.

TENURE

Freehold. Five flats are currently let on Assured Shorthold Tenancies. One flat will be sold with vacant possession.

RENT SCHEDULE

BASEMENT

Flat 1 - £450pcm

Flat 2 - £450pcm

GROUND FLOOR

Flat 1 - £660pcm

Flat 2 - £585pcm

FIRST FLOOR

Flat 1 - £650pcm

Flat 2 - Currently Vacant

MARKET RENTS

The vender has taken third party advice from local professionals as to the market rent of the current vacant flat and tenanted flats.

We therefore understand that the property let at market rents should gross in excess of £64,000 per annum.

SALE PRICE

An asking price of £695,000.

PLANNING

Planning was previously approved on the property for the creation of 4x 2-bedroom flats and 2x 1-bedroom flats (basement flats). The client is obtaining a certificate of lawfulness to confirm the 2x 1-bedroom flats are in fact 2 bed flats.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

COUNCIL TAX

Each flat is band B for council tax.

EPC RATING'S

Flats 1-5: Rating C.

Flat 6: Awaited.

VIEWING

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

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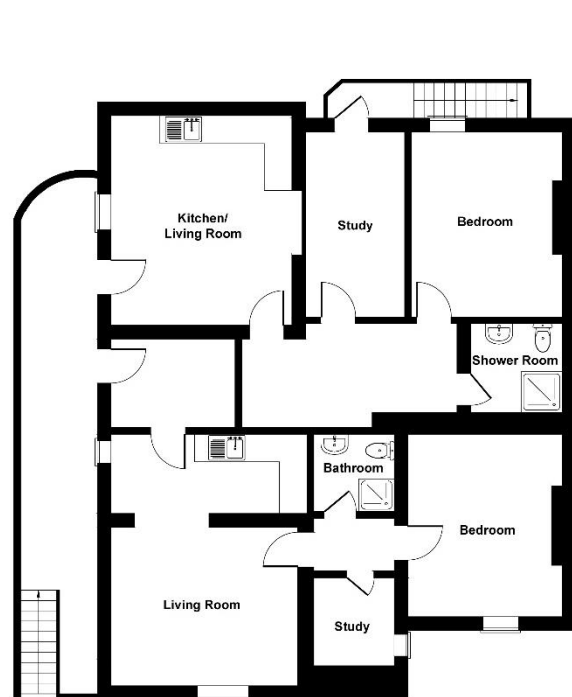
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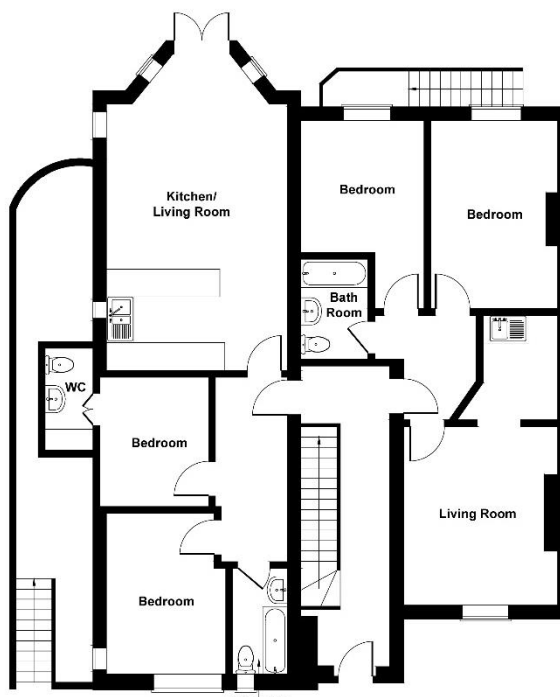


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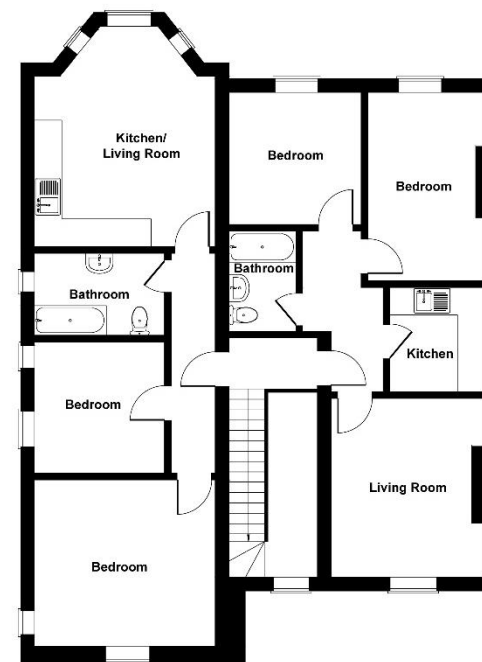
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BASEMENT



GROUND FLOOR



FIRST FLOOR

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



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