



19-21 Morgan Avenue

Torquay, Devon, TQ2 5RP



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20 Unit Fully Licensed HMO – Arranged in Two Semi-Detached Buildings
Gross Rental Income of £121,020 Per Annum
Arranged as 12 Studios, 4 x 1 Bed Flats and 4 Self Contained Flats
Spread Across Four Floors – Mix of Self Contained & Shared Facilities
Each Unit Fitted with Electric Sub Meter with Landlord Solar Panels on Roof

LOCATION

Situated on Morgan Avenue, just a short walk from Torquay town centre, seafront, and local amenities. The property benefits from easy access to public transport links, with Torquay Train Station and main bus routes close by.

DESCRIPTION

A substantial investment property comprising two adjoining buildings, each arranged over four floors. Fully licensed for 30 occupants (and currently occupied by 24), the accommodation includes 12 studio units, 4 x 1 bed units and 4 self-contained flats. All units have their own kitchen facilities, with the 12 studios and 4 x 1 bed units sharing WCs and showers on the ground and first floors.

The property is presented in good condition and has been established as a HMO for many years. The current owner has upgraded certain areas including the gas central heating, fuse boards and flat roofs, and has installed a solar panel system. The current configuration delivers an excellent return, with gross rental income of £121,020 per annum. The property offers immediate income potential alongside significant scope for capital appreciation through further improvements.

Ref No: 5335

£945,000 Freehold

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The premises comprises:-

19 MORGAN AVENUE

LOWER GROUND FLOOR

Boiler Room & Landlord's Storage.

FLAT 20

Accessed via the rear of the property, with its own front door and courtyard garden.

LIVING ROOM

9' 7" x 16' 5" (2.92m x 5.00m)

KITCHEN

11' 5" x 13' 6" (3.48m x 4.11m) (max)

BEDROOM

11' 2" x 15' 2" (3.40m x 4.62m)

BATHROOM

GROUND FLOOR

STUDIOS 11-14

With fitted kitchens.

WC/SHOWER ROOM

LAUNDRY ROOM

FIRST FLOOR

STUDIOS 15-18

With fitted kitchens.

WC

SHOWER ROOM

SECOND FLOOR

FLAT 19

LIVING ROOM

13' 7" x 23' 7" (4.14m x 7.19m)

KITCHEN/DINING

13' 1" x 11' 1" (3.99m x 3.38m)

BEDROOM

7' 8" x 15' 3" (2.34m x 4.65m)

BATHROOM

21 MORGAN AVENUE

LOWER GROUND FLOOR

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FLAT 10

LIVING ROOM

12' 4" x 16' 5" (3.76m x 5.00m)

KITCHEN

12' 2" x 9' 0" (3.72m x 2.75m) (max)

BEDROOM

7' 3" x 17' 5" (2.20m x 5.31m)

BATHROOM

GROUND FLOOR

STUDIOS 1-4

With fitted kitchens.

WC/SHOWER ROOM

LAUNDRY ROOM

FIRST FLOOR

STUDIOS 5-8

With fitted kitchens.

WC & SHOWER ROOM

SECOND FLOOR

FLAT 9

LIVING ROOM

13' 7" x 12' 0" (4.14m x 3.65m)

KITCHEN/DINING ROOM

13' 1" x 11' 1" (3.99m x 3.38m)

BEDROOM

BEDROOM

BATHROOM

TENURE

Freehold, subject to the residential ASTs.

UTILITIES

The landlord pays for the gas, water and electricity. Electricity gets charged back to the tenants through sub meters, which the landlord reads and charges the tenants accordingly for.

The landlord averages an additional £2,100 per annum from the solar panels and £3,600 from the laundry coin meters.

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EPC RATINGS

19 Morgan Avenue – D
Flat 19, 19 Morgan Avenue – D
Flat 20, 19 Morgan Avenue – C
21 Morgan Avenue – D
Flat 9, 21 Morgan Avenue – C
Flat 10, 21 Morgan Avenue – C

COUNCIL TAX

19 Morgan Avenue – C
Flat 19, 19 Morgan Avenue – B
Flat 20, 19 Morgan Avenue – A
21 Morgan Avenue – C
Flat 9, 21 Morgan Avenue – B
Flat 10, 21 Morgan Avenue – A

The landlord pays the council tax rates for 19 and 21 Morgan Avenue, and the individual flat tenants pay their own council tax.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

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

RENT SCHEDULE

Current Gross Rental Income: £121,020 Per Annum.

Flat	Rent PCM
1	£450
2	£450
3	£400
4	£475
5	£400
6	£450
7	£450
8	£550
9	£750
10	£740
11	£450
12	£450
13	£400
14	£475
15	£400
16	£450
17	£450
18	£535
19	£630
20	£730

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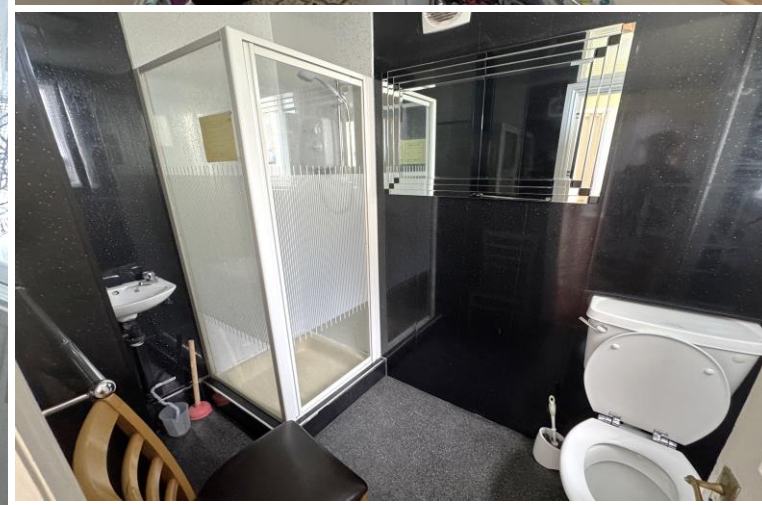


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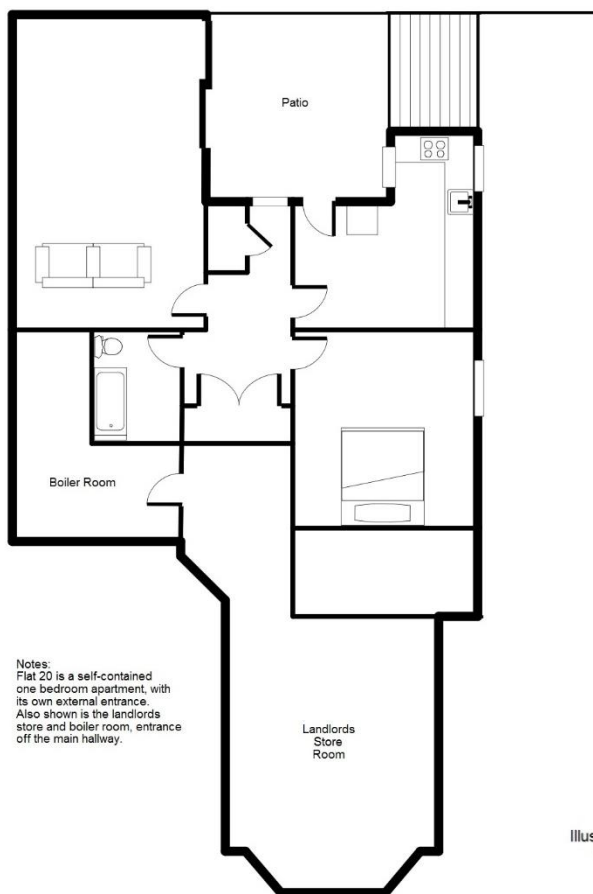
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Lr Ground Floor, 19 Morgan Avenue, Torquay
Flat 20



Ground Floor, 19 Morgan Avenue, Torquay
Studios 11, 12, 13 & Flat 14



Illustration for identification only - not to scale
square footage shown is approximate
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19-21 Morgan Avenue

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1st Floor, 19 Morgan Avenue, Torquay
Studios 15, 16, 17 & Flat 18



Top Floor, 19 Morgan Avenue, Torquay
Flat 19

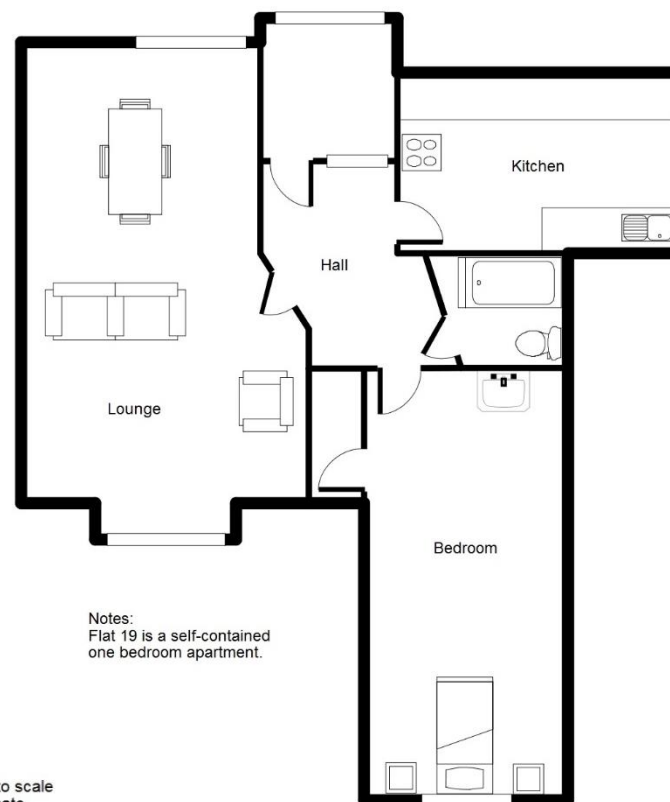


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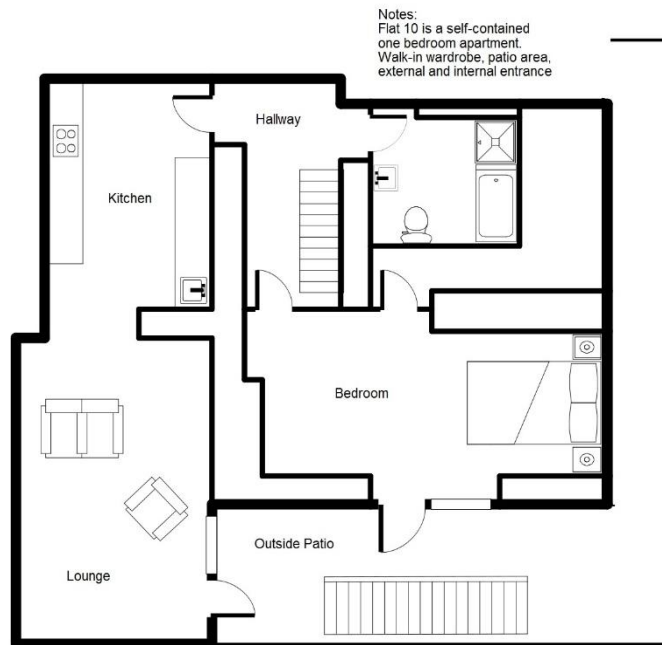
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Lr Ground Floor, 21 Morgan Avenue, Torquay
Flat 10



Ground Floor, 21 Morgan Avenue, Torquay
Studios 1, 2, 3 & Flat 4

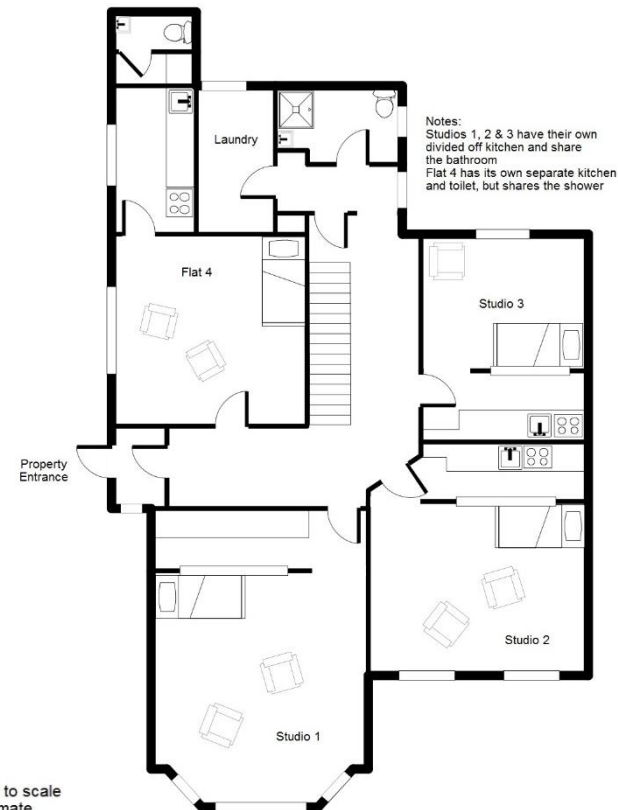


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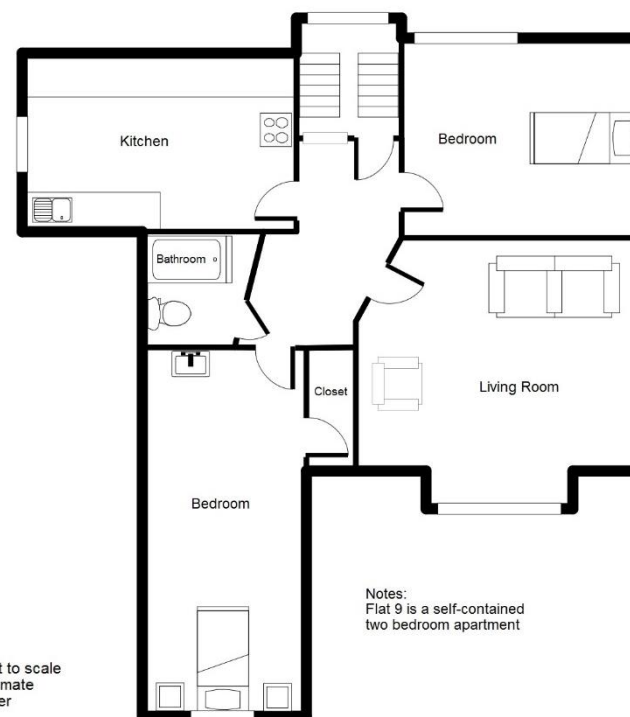
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1st Floor, 21 Morgan Avenue, Torquay
Studio 5, 6, 7 & Flat 8



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Top Floor, 21 Morgan Avenue, Torquay
Flat 9



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29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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