



**Connells**

Morgan Avenue  
Torquay



### Property Description

Exceptional 30 person Licensed HMO 16 studios + 4 separate flats - High-Yield Investment Opportunity - Morgan Avenue, Torquay

An outstanding opportunity to acquire this fully licensed, situated in a prime location on Morgan Avenue, Torquay. Arranged over four floors, this substantial property boasts a high rental yield, making it an attractive proposition for investors seeking strong returns. Gross Revenue £132k pa including recharged electricity

The property is well-maintained and offers a mix of en-suite and shared facilities, ensuring a comfortable living environment for tenants. Each flat/Studio has its own kitchen, 4 studios share a WC and Shower on the ground and first floors. The HMO is designed for low running cost efficiency and long-term occupancy.

Additionally, there is excellent potential for conversion, subject to the necessary planning consents. Whether for redevelopment, reconfiguration, or further enhancement, this property presents a versatile investment with significant scope for capital appreciation.

### 19 Morgan Avenue

19 MORGAN AVENUE

Parking for 1 car

Lower Ground Floor:

Boiler Room & large Landlord's Storage Room  
Flat 20

Hallway

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

Fully fitted and equipped Kitchen -

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

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

Bath, Shower, WC and wash hand basin

Outside patio area

Ground Floor:

Studio 11 -

14' 1" inc Bay window x 17' 3" (4.29m inc Bay

window x 5.26m)

Fully fitted and equipped Kitchen

Studio 12 -

14' 2" x 15' 2" (4.32m x 4.61m)

Fully fitted and equipped Kitchen

Studio 13

11' 1" x 14' 4" max (3.37m x 4.36m max)

Fully fitted and equipped Kitchen

Studio 14

12' 7" x 12' 9" (3.84m x 3.89m)

Fully fitted and equipped Kitchen

5' 6" x 15' 7" max (1.68m x 4.75m max)

WC and wash hand basin

Communal WC + Shower

Communal Washing Machine & Drier

First Floor:

Studio 15 -

11' 1" x 14' 4" max (3.37m x 4.36m max)

Fully fitted and equipped Kitchen

Studio 16 -

14' 2" x 15' 2" (4.32m x 4.61m)

Fully fitted and equipped Kitchen

Studio 17

14' 1" x 18' max (4.28m x 5.49m inc Bay window max)

Fully fitted and equipped Kitchen

Studio 18

Lounge 12' 7" x 18' 4" (3.84m x 5.6m)

Fully fitted and equipped Kitchen

5' 6" x 15' 7" max (1.68m x 4.75m max)

Bedroom 12' 3" x 12' 9" (3.74 inc fitted wardrobe x 2.95)

WC and wash hand basin.



Communal Shower  
Communal WC

Second Floor:

Flat 19 (could be converted to 2 bedroom flat with stud partition wall)

Hallway

Lounge - Irregular Shaped Room 13' 7" x 23' 7" (4.14m x 7.19m)

Fully fitted and equipped Kitchen + Dining Room

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

Bedroom 7' 8" x 15' 3" + built in wardrobes (2.34m x 4.65m + built in wardrobe)

Bath, Shower, WC and wash hand basin.

## 21 Morgan Avenue

21 MORGAN AVENUE

Parking for 2 cars

Lower Ground Floor:

Flat 10

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

Fully fitted and equipped Kitchen -

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

Bedroom 7' 3" x 17' 5" (2.20m x 5.31m + fitted wardrobe)

Bath, Shower, WC and wash hand basin

Outside patio area

Ground Floor:

Studio 1 -

14' 1" inc Bay window x 17' 3" (4.29m inc Bay window x 5.26m)

Fully fitted and equipped Kitchen

Studio 2 -

14' 2" x 15' 2" (4.32m x 4.61m)

Fully fitted and equipped Kitchen

Studio 3

11' 1" x 14' 4" max (3.37m x 4.36m max)

Fully fitted and equipped Kitchen

Studio 4

12' 7" x 12' 9" (3.84m x 3.89m)

Fully fitted and equipped Kitchen

5' 6" x 15' 7" max (1.68m x 4.75m max)

WC and wash hand basin

Communal WC + Shower

Communal Washing Machine & Drier

First Floor:

Studio 5 -

11' 1" x 14' 4" max (3.37m x 4.36m max)

Fully fitted and equipped Kitchen

Studio 6 -

14' 2" x 15' 2" (4.32m x 4.61m)

Fully fitted and equipped Kitchen

Studio 7

14' 1" x 18' max (4.28m x 5.49m inc Bay window max)

Fully fitted and equipped Kitchen

Studio 8

Lounge 12' 7" x 18' 4" (3.84m x 5.6m)

Fully fitted and equipped Kitchen

5' 6" x 15' 7" max (1.68m x 4.75m max)

Bedroom 12' 3" x 12' 9" (3.74 inc fitted wardrobe x 2.95)

WC and wash hand basin.

Communal Shower

Communal WC

Second Floor:

Flat 9

Hallway -

Lounge - 13' 7" x 12' (4.14m x 3.65m)

Fully fitted and equipped Kitchen + Dining Room

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

Bedroom 1 - 7' 8" x 15' 3" + built in wardrobes (2.34m x 4.65m + built in wardrobe) + wash hand basin

Shower, WC and wash hand basin

Bedroom 2 - 10' 4" x 11' 5" + built in wardrobes (3.16m x 3.47m)

Shower, WC and wash hand basin





Lower Ground Floor



Ground Floor



First Floor



Second Floor

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To view this property please contact Connells on

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115 Union Street  
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Council Tax Band: C

EPC Rating: D

**view this property online [connells.co.uk/Property/TQY313871](http://connells.co.uk/Property/TQY313871)**

Tenure: Freehold



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