

# 3A Melville Street

Torquay, Devon, TQ2 5TA





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**6-Bedroom House of Multiple Occupation (HMO) Investment**  
**3 Rooms Let at £550 PCM (£19,800 p.a. passing rent)**  
**3 Vacant Rooms with Asset Management Opportunities**  
**Scope to Increase Rental Income to Approx. £39,600 p.a.**  
**Refurbishment & Value-Add Opportunity in Central Torquay**

## LOCATION

The property is situated in the heart of Torquay, within easy walking distance of a wide range of town centre amenities including shops, restaurants, leisure facilities and public transport links. Melville Street is a well-established residential area popular with tenants due to its proximity to employment opportunities, the seafront and town centre attractions. This location makes the property particularly attractive for HMO use.

## DESCRIPTION

The property comprises a mid-terrace 6-bedroom House of Multiple Occupation (HMO), each room benefitting from its own kitchenette, along with 4x shared communal bathroom facilities.

The property is currently partially let, with Rooms 3, 5 and 6 occupied under Assured Shorthold Tenancies at £550 per calendar month each, producing a current income of £19,800 per annum. Fully let, the property has the potential to generate approximately £39,600 per annum, representing a strong yield against the asking price.

The property is considered well suited to investors seeking a manageable HMO with clear scope for improvement and rental growth. The remaining three rooms are vacant and present varying levels of readiness, with one room ready for immediate re-letting, one recently refurbished and one requiring further works, including new carpets and kitchen refitting.

This provides a clear opportunity for purchasers to enhance the asset through refurbishment of the vacant units and upgrading of communal areas, thereby increasing both rental income and overall capital value.

Ref No: 5481

**£240,000 Freehold**

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## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

### UTILITY ROOM

4' 11" x 6' 3" (1.5m x 1.9m)

With coin fed washing machine and dryer and hot water immersion heater.

### COMMUNAL BATHROOM 1

5' 7" x 6' 3" (1.7m x 1.9m)

With fitted shower, WC and basin.

### ROOM 6 - Let at £550 PCM

10' 3" x 14' 11" (3.13m x 4.54m)

### ROOM 5 - Let at £550 PCM

15' 9" x 10' 10" (4.81m x 3.31m)

### COMMUNAL BATHROOM 2 - (currently allocated to room 5)

5' 7" x 6' 3" (1.7m x 1.9m)

With fitted shower, WC and basin.

### ROOM 4 - Vacant

12' 6" x 13' 9" (3.8m x 4.2m)

### FIRST FLOOR

### ROOM 3 - Let at £550 PCM

11' 6" x 16' 9" (3.5m x 5.1m)

### ROOM 2 - Vacant

11' 6" x 11' 6" (3.5m x 3.5m)

### ROOM 1 - Vacant

10' 6" x 12' 6" (3.2m x 3.8m)

### COMMUNAL BATHROOM

5' 3" x 10' 2" (1.6m x 3.1m)

With fitted shower, WC and basin.

### COMMUNAL BATHROOM 3

6' 7" x 6' 3" (2.0m x 1.9m)

With fitted shower, WC and basin.

### TENURE

Freehold subject to the occupational ASTs.

### HMO LICENSING

The property is currently operated as a licensed 6 bed, 6 person HMO. HMO licenses are non-transferrable and purchasers will need to be prepared to apply for their own license on completion.

### UTILITIES

The property is connected to mains electric and water.

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Each room is fitted with an individual electric top up meter for usage in their room.

The landlord has a supply for communal areas, water heating and laundry services. Heating is provided via electric heaters in each room.

## RENT SCHEDULE

Room	Status	Rent PCM	Rent P.A.
Room 6	Let	£550	£6,600
Room 5	Let	£550	£6,600
Room 3	Let	£550	£6,600

Total Passing Rent: £19,800

Potential Fully Let Income: £3,300 PCM / £39,600 per annum

## ASKING PRICE

An asking price of £240,000

## EPC RATING D

## COUNCIL TAX BAND B

## LEGAL COSTS

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

## VIEWING

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

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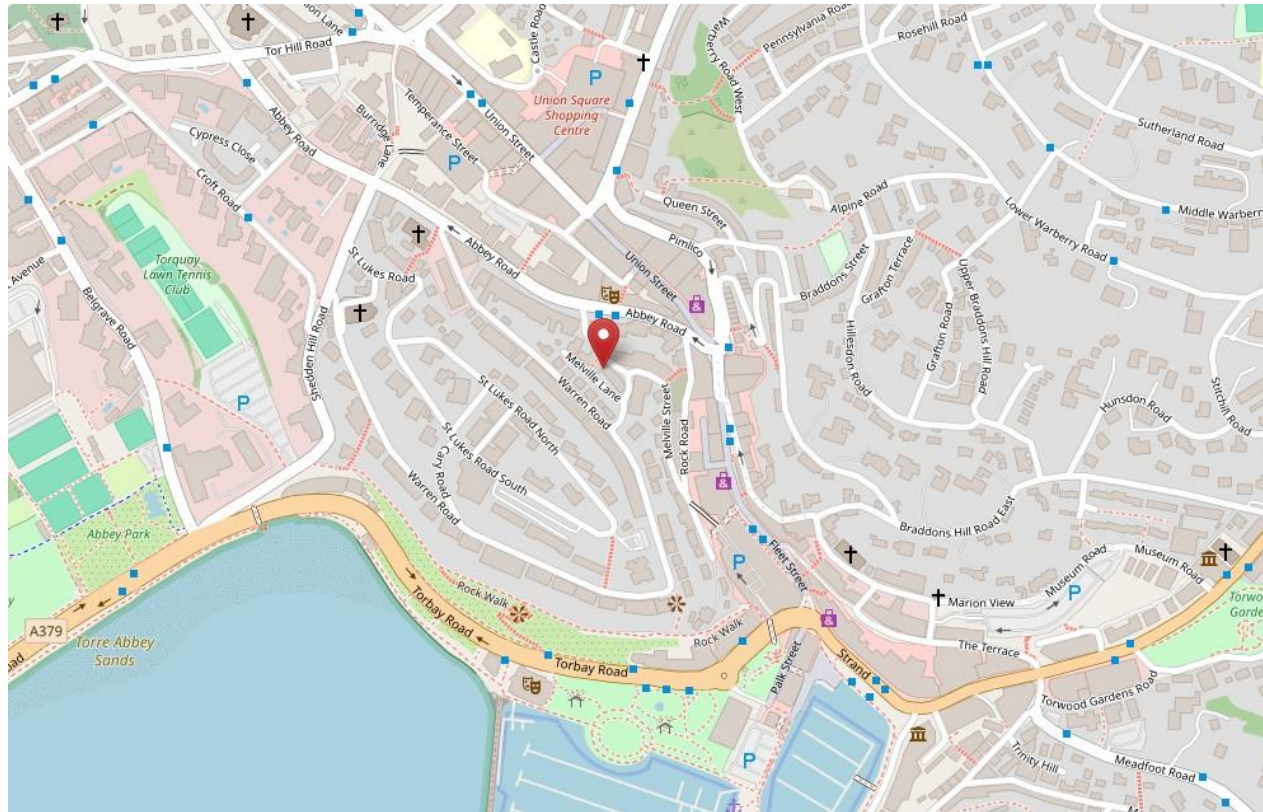
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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
221 St Marychurch Road  
Torquay  
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