

Brunswick House

3 Teignmouth Road, Torquay, Devon, TQ1 4DB





Brunswick House

3 Teignmouth Road, Torquay, Devon, TQ1 4DB

Residential Investment Comprising Five Self-Contained Flats

Rental Income £30,711 Per Annum • Front Garden and Enclosed Rear Courtyard/Garden

Established Income Producing Residential Investment • Convenient Torquay Location

DESCRIPTION

Brunswick House is an attractive and substantial period Grade II Listed property which has been converted to provide five self-contained residential flats arranged over the ground and first floors. The property presents an appealing painted façade, enhanced by shuttered sash-style windows and mature planting. It is set back from Teignmouth Road behind a front garden, with a pedestrian pathway leading to the communal entrance. Internally, the well-proportioned communal areas retain a number of attractive character features. These include a traditional tiled entrance hall, high ceilings and a central staircase providing access to the first-floor accommodation. A communal fire detection and alarm system is installed throughout the building. The accommodation is arranged as two superior one-bedroom flats on the ground floor, together with two further one-bedroom flats and a studio flat on the first floor. The individual flats provide comfortable self-contained accommodation and include their own living, kitchen and bathroom facilities. The property is fully income-producing, with all five flats currently let and generating a combined gross rental income of £30,711.84 per annum. The spread of income across five separate units reduces reliance upon any single tenant and provides an attractive and diversified residential investment. Externally, Brunswick House benefits from an enclosed communal rear courtyard area. Overall, Brunswick House offers an opportunity to acquire an established residential letting investment with an existing income stream, attractive period features and scope for ongoing active management and future rental growth, subject to the existing tenancy arrangements and all relevant statutory requirements.

LOCATION

Brunswick House occupies a convenient and accessible position on Teignmouth Road, on the northern side of Torquay and close to the popular residential districts of St Marychurch and Babbacombe. St Marychurch is a well-established and sought-after district with a thriving pedestrianised shopping precinct offering a broad range of independent shops, cafés, supermarkets and everyday services. The surrounding area is well served by schools, healthcare facilities, recreational amenities and regular public transport connections. Babbacombe Downs and the renowned Babbacombe Cliff Railway are within easy reach, together with the beaches and coves of Babbacombe, Oddicombe and Watcombe. The area provides access to attractive coastal walks and the wider leisure amenities associated with the English Riviera. Torquay town centre and harbour are readily accessible and offer a comprehensive range of shopping, hospitality and leisure facilities. Torquay also provides a railway station with connections to Newton Abbot, Exeter and the wider national rail network. The property is well positioned for access to the South Devon Highway, providing improved road connections to Newton Abbot, Exeter and the M5 motorway. The location should therefore continue to appeal to tenants seeking convenient access to local employment, public transport, shops and the South Devon coastline. The combination of an established residential setting, nearby amenities and good transport connections makes Brunswick House well placed as a long-term residential investment.

Ref No: 5605

£275,000 Freehold

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





Brunswick House

3 Teignmouth Road, Torquay, Devon, TQ1 4DB

ACCOMMODATION AND CURRENT INCOME

FLAT 1

Superior one-bedroom ground-floor flat.

Current rent: £535.33 per month
Annual income: £6,423.96

FLAT 2

Superior one-bedroom ground-floor flat.

Current rent: £535.33 per month
Annual income: £6,423.96

FLAT 3

First-floor studio flat.

Current rent: £476.66 per month
Annual income: £5,719.92

FLAT 4

One-bedroom first-floor flat.

Current rent: £517.00 per month
Annual income: £6,204.00

FLAT 5

One-bedroom first-floor flat.

Current rent: £495.00 per month
Annual income: £5,940.00

TOTAL CURRENT RENTAL INCOME

Monthly gross rental income: £2,559.32
Annual gross rental income: £30,711.84

OUTSIDE

Brunswick House is set behind an established front garden with a pedestrian approach to the communal entrance. To the rear is an enclosed courtyard and garden area arranged for low-maintenance communal use. The precise extent of the property and all land included in the sale should be confirmed by reference to the registered title plan.

TENANCIES

The flats are understood to be let and producing the income shown above. Copies of the tenancy agreements, rent schedule, deposit protection information and payment records will be made available to bona fide interested parties.

TENURE

Freehold.

SERVICES

Mains electricity, water, drainage, gas and heating arrangements. All flats are separately metered.

PLANNING AND LICENSING

Purchasers should satisfy themselves regarding the authorised planning use of the property and whether any property licensing requirements apply.

POSSESSION

The property is offered for sale subject to the existing residential tenancies.

COUNCIL TAX

All flats are Band A.

EPC RATINGS

Flat 1 - Awaited. Flat 2 - D. Flat 3 - Awaited. Flat 4 - D. Flat 5 - E.

VIEWING

Strictly by prior appointment through Bettesworths. Tel. 01803 212021.

Interested in this property?

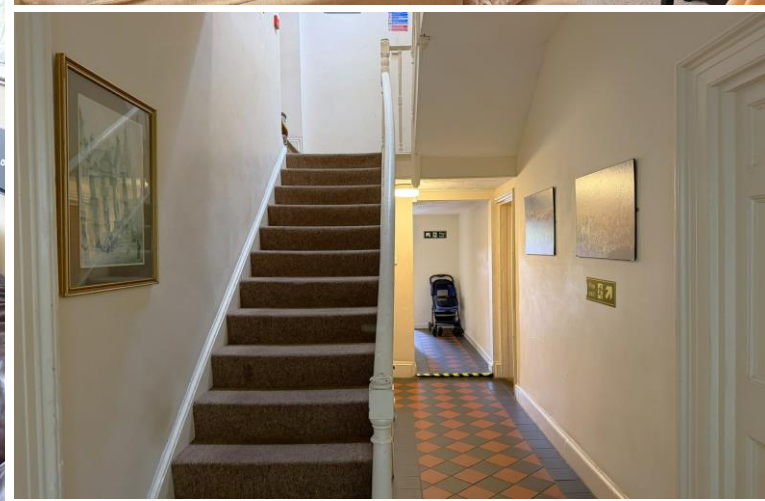
T.01803 21 20 21 bettesworths.co.uk





Brunswick House

3 Teignmouth Road, Torquay, Devon, TQ1 4DB



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





Brunswick House

3 Teignmouth Road, Torquay, Devon, TQ1 4DB



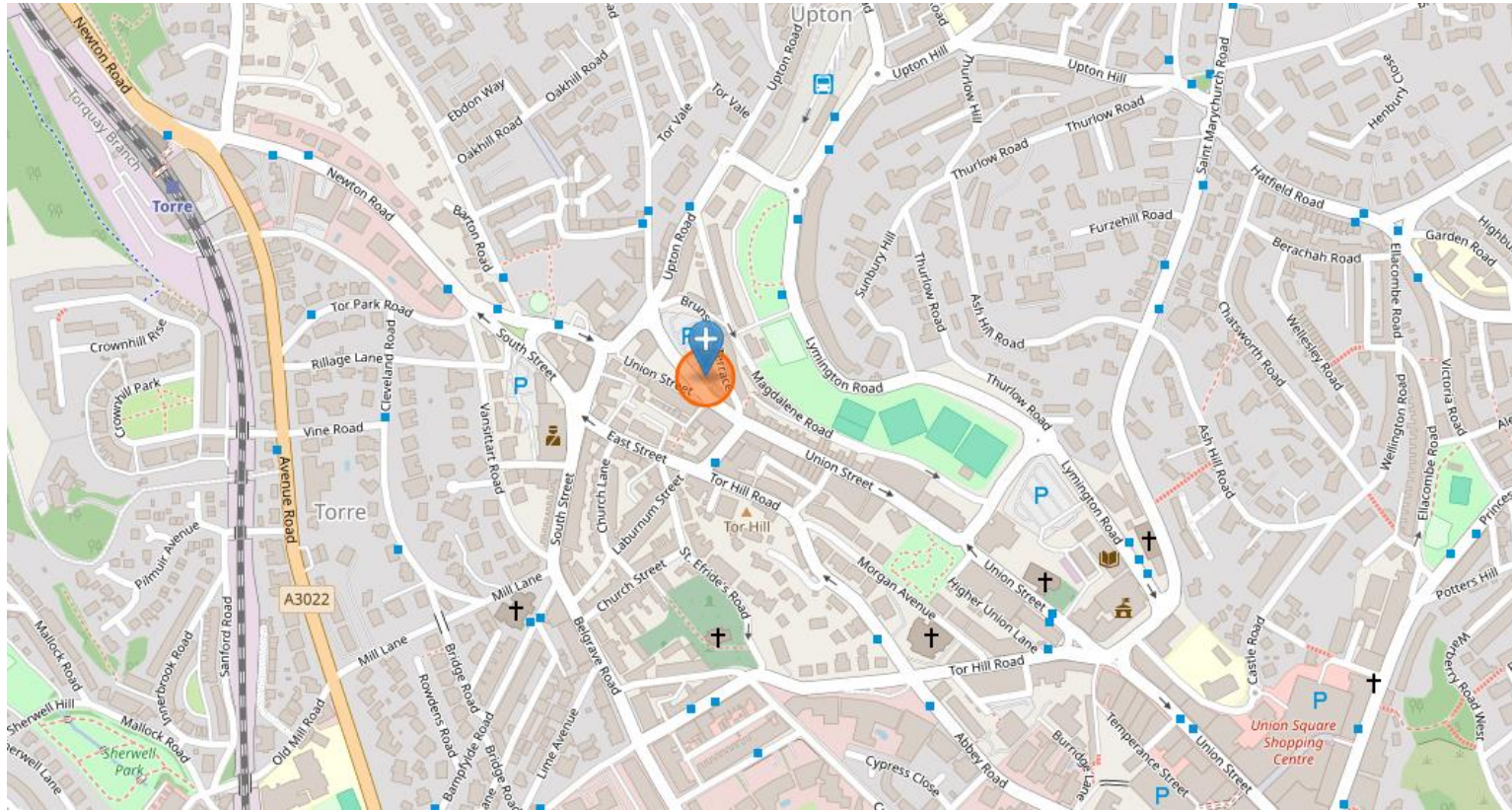
Interested in this property?
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





Brunswick House

3 Teignmouth Road, Torquay, Devon, TQ1 4DB



www.bettesworths.co.uk
221 St Marychurch Road
Torquay
Devon
TQ1 4NB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk

