





Sconner Road
Torpoint
PL11 2LJ

Offers in Excess of £
262,000.00

bettermove

Sconner Road - Torpoint

Bettermove are proud to present this 6 bedroom terraced house in Torpoint, available with no forward chain.

The property is currently tenanted HMO and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is B.

An excellent opportunity to acquire this established, fully let and licensed six-bedroom HMO, offering an attractive investment opportunity with an approximate gross rental yield of 12% per annum. Arranged across three floors, the property comprises six individual letting rooms, a spacious communal living and dining area, fitted kitchen/breakfast room, utility room, family bathroom, additional Jack and Jill shower room and separate WC. The exterior benefits from a private rear garden with a lawned area, patio and timber workshop/storage space.

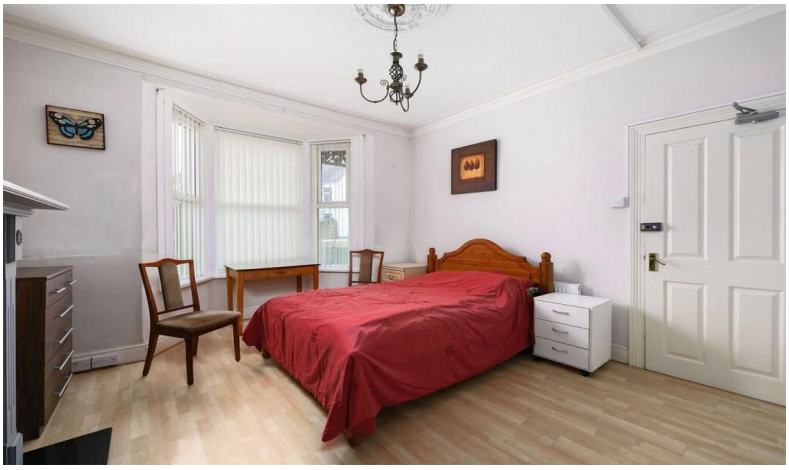
Situated on a quiet residential street in the popular town of Torpoint, the property is conveniently located close to a range of local amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found via the Torpoint Ferry, providing easy access to Plymouth, with further road links to Saltash and surrounding areas.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
6	2	1	Freehold

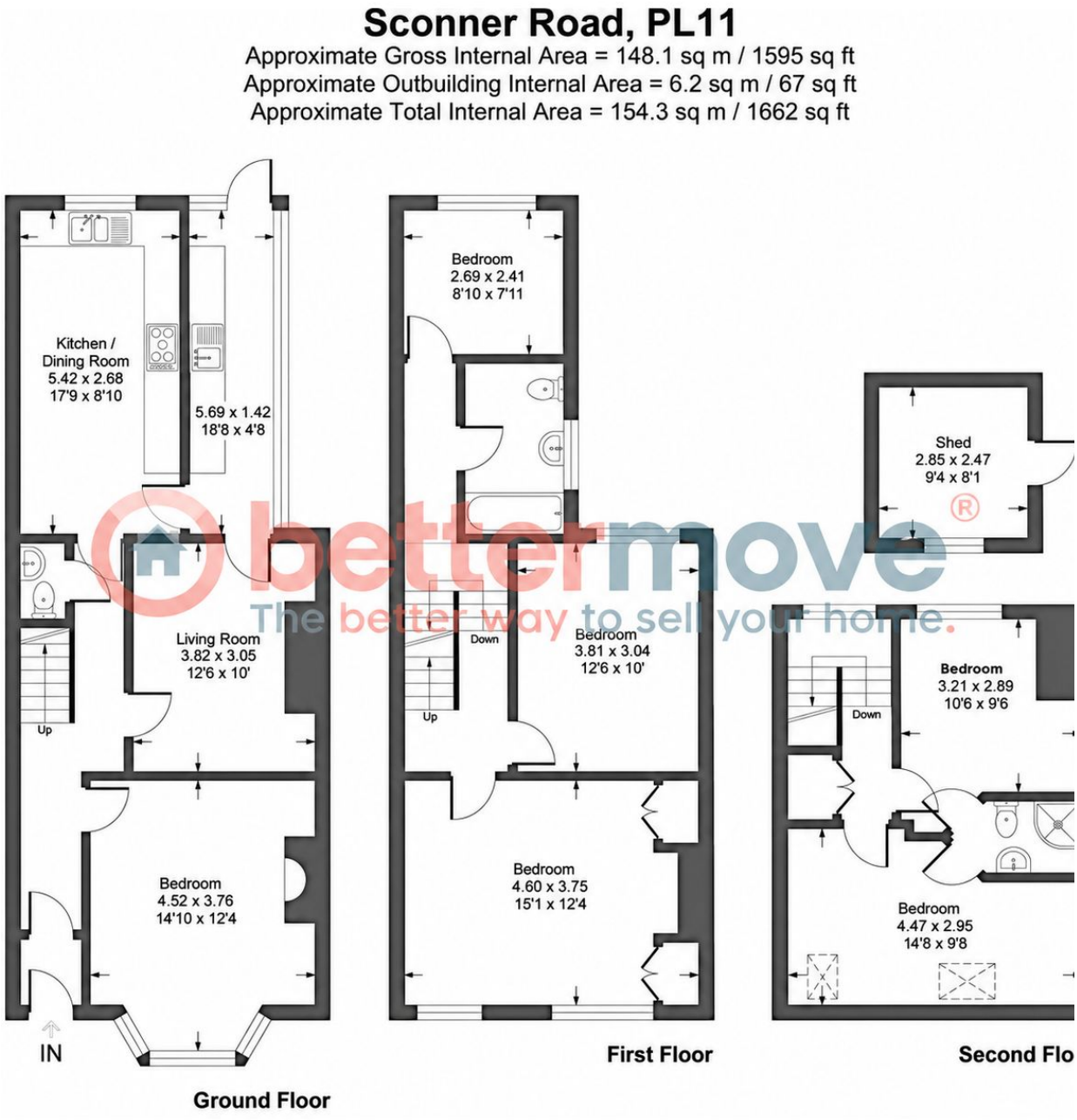








Floor Plan


Sconner Road, PL11
Approximate Gross Internal Area = 148.1 sq m / 1595 sq ft
Approximate Outbuilding Internal Area = 6.2 sq m / 67 sq ft
Approximate Total Internal Area = 154.3 sq m / 1662 sq ft
Kitchen / Dining Room 5.42 x 2.68 17'9 x 8'10
5.69 x 1.42 18'8 x 4'8
Living Room 3.82 x 3.05 12'6 x 10'
Up
Bedroom 4.52 x 3.76 14'10 x 12'4
IN
Ground Floor
Bedroom 2.69 x 2.41 8'10 x 7'11
Down
Bedroom 3.81 x 3.04 12'6 x 10'
Up
Bedroom 4.60 x 3.75 15'1 x 12'4
First Floor
Shed 2.85 x 2.47 9'4 x 8'1
Down
Bedroom 3.21 x 2.89 10'6 x 9'6
Bedroom 4.47 x 2.95 14'8 x 9'8
Second Flo
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The better way to sell your home.

Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C		75	(69 to 80) C		77
(55 to 68) D	57		(55 to 68) D	58	
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		







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