



Torre Cottage

Upton Road, Torquay, Devon, TQ1 4AB



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**Eleven Unit Licensed HMO in Central Torquay Location
Arranged as 10x Bed HMO with Additional 1 Bed Maisonette
Gross Rental Income of £66,880 Per Annum (When Fully Let)
Grade II Listed – To be Sold Via Auction
To be Offered Online by Clive Emson Auctioneers on 24th September 2026**

DESCRIPTION

Torre Cottage is a substantial Grade II listed semi-detached property dating from circa. 1835 – 1845. Converted into a House of Multiple Occupation (HMO) the property has been successfully run and managed to create a high return residential investment.

An eleven-unit HMO, arranged with 10 rooms and a separate maisonette cottage, the property is of substantial size and offers generous accommodation. Each unit has either a private kitchenette provision or use of one of the two communal kitchens. Several of the units also benefit from private ensembles/ shower facilities.

Retaining several original features, the property is an excellent example of a converted HMO and has been well managed in recent years with a full HMO licence and relevant up to date compliance documentation.

AUCTION DETAILS

The property is to be offered online by Clive Emson Auctioneers on 24 September 2026.

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk

Ref No: 5079

Auction Guide Price £275,000+ Plus Fees

Interested in this property?

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The accommodation briefly comprises:-

ENTRANCE HALL

Leading to:-

GROUND FLOOR

ROOM 1

14' 9" x 10' 4" (4.49m x 3.15m)
With en-suite.

ROOM 4

16' 2" x 7' 10" (4.92m x 2.39m)
With en-suite.

ROOM 5

11' 7" x 8' 4" (3.53m x 2.54m)
With shower room.

ROOM 6

15' 0" x 10' 1" (4.57m x 3.07m)
With shower and wash hand basin.

ROOM 7

11' 4" x 10' 4" (3.45m x 3.15m)
With Private Kitchen across the Hall:

ROOM 7 KITCHEN

8' 2" x 4' 8" (2.49m x 1.42m)

KITCHEN

10' 8" x 7' 7" (3.25m x 2.31m)
Communal kitchen with oven, hob and fitted white goods.

COMMUNAL SHOWER ROOM

WC

FIRST FLOOR

ROOM 2

14' 8" x 7' 10" (4.47m x 2.39m)
With en-suite.

ROOM 3

11' 5" x 10' 3" (3.48m x 3.12m)
With en-suite.

ROOM 8

13' 0" x 11' 8" (3.96m x 3.55m)
With shower and wash hand basin.

ROOM 9

15' 2" x 12' 9" (4.62m x 3.88m)
With shower room.

ROOM 10

15' 2" x 11' 8" (4.62m x 3.55m)
With shower room.

COMMUNAL KITCHEN

8' 11" x 6' 5" (2.72m x 1.95m)
With oven, hob and fitted white goods.

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COMMUNAL BATHROOM

MAISONETTE

Accessed via the rear garden.

ENTRANCE PORCH

With space for coat and shoe rack.

LIVING AREA

13' 3" x 10' 0" (4.04m x 3.05m)

With kitchen.

BEDROOM

15' 1" x 10' 8" (4.59m x 3.25m)

EN-SUITE BATHROOM

EXTERNAL

The property benefits from front and rear paved and gravelled gardens.

HMO LICENCE

We are informed the property is licensed as a 11-unit HMO by Torbay Council.

COUNCIL TAX

Council tax band E.

TENURE

Offered for sale freehold, subject to the occupational residential ASTs.

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UTILITIES

Rent is inclusive of utilities.

The property is connected to water, electricity and gas.

NATIONAL HERITAGE LISTING

The property is Grade II listed. Further details can be found on the Historic England Register under List Entry Number: 1208227.

EPC RATING D

VIEWING

Viewings can be arranged via prior arrangement with the Sole Agents, Bettsworths. Tel. 01803 212021.

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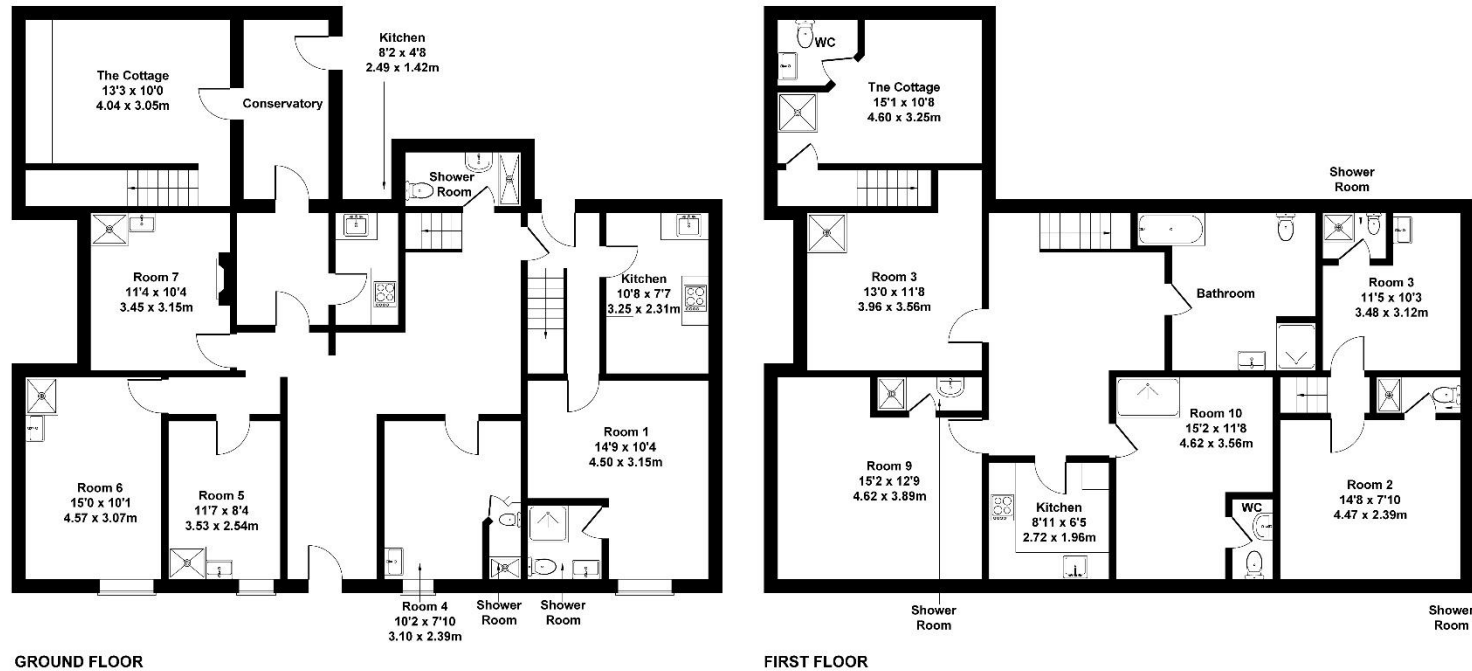


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Approximate Gross Internal Area
3243 sq ft - 301 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.

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