



109 Fore Street

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Multi-Unit Residential Investment For Sale
5 Letting Suites, with Shared Kitchen & Bathroom Facilities
3 Suites Benefitting from Ensuite Shower Rooms
Renovated Throughout and Ready to Let Investment Opportunity
Potential Gross Rental Income of £37,800 per annum

DESCRIPTION

The property is an end of terrace cottage which has been thoroughly renovated throughout, to create a multi-unit letting accommodation. Previously let to Local Council for sheltered housing use, the property has been fitted out to provide 5 letting suites with shared kitchen and bathroom facilities. The property is to be sold with vacant possession of the whole.

The property is currently arranged with five letting suites and could operate as a small HMO (subject to necessary licensing). We are informed that the property doesn't currently have a license, as the property has never been run by the landlord as a HMO. However, the licensing team are aware of the property and the landlord has always been improving the property in line with Torbay's sheltered housing teams requests.

The property has been renovated extensively throughout and is well suited to its use as a multi-occupation residential investment. The high-quality finish and arrangement of the property means this opportunity may also be of interest to owner occupiers looking for a 6-bedroom family home.

The property benefits from solar panels, gas central heating and UPVC double glazing, resulting in a high energy performance rating. This is reflected in lower utility/running costs for the landlord.

Ref No: 4867

£315,000 Freehold

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The accommodation briefly comprises:-

FRONT TARMACKED DRIVE

With parking for 1 vehicle and space for bin storage.

Front UPVC door leading into:-

HALLWAY

With hard wearing entrance carpet, cleaning cupboard, utility and Wifi box and doors to:-

SUITE 1

BEDROOM

12' 0" x 8' 5" (3.65m x 2.57m)

LOUNGE

10' 0" x 9' 1" (3.05m x 2.76m)

With sliding patio door out to the rear garden.

SHOWER ROOM

With shower and WC with integrated hand wash basin.

SUITE 2

BEDROOM

12' 7" x 11' 8" (3.84m x 3.55m)

With built in storage.

KITCHEN/DINER

20' 10" x 10' 11" (6.36m x 3.33m)

A fully furnished kitchen, with an integrated gas hob and fan oven. The kitchen is complemented by a range of further appliances such as a dish washer, coin fed tumble dryer & washer and 4x Fridge Freezers for individual letting Suites. With sliding patio doors out to the rear garden and patio area.

Stairs from the hallway lead up to: -

LANDING

With Velux window, linen cupboard, and doors to:-

SUITE 3

BEDROOM

11' 5" x 9' 6" (3.47m x 2.90m)

With built in wardrobe.

EN-SUITE SHOWER ROOM

5' 8" x 4' 9" (1.72m x 1.44m)

LOUNGE

10' 10" x 7' 5" (3.29m x 2.27m)

SUITE 4

BEDROOM

11' 6" x 11' 2" (3.50m x 3.40m)

With built in wardrobe and storage.

EN-SUITE SHOWER ROOM

6' 5" x 5' 9" (1.96m x 1.75m) With a walk in shower, WC and sink.

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SUITE 5

BEDROOM

11' 6" x 9' 6" (3.51m x 2.89m)
With built in storage.

BEDROOM

11' 3" x 9' 3" (3.42m x 2.81m)

COMMUNAL BATHROOM

5' 6" x 4' 9" (1.68m x 1.46m)
With bath, electric shower over and electric towel rack.

COMMUNAL TOILET

4' 11" x 4' 2" (1.50m x 1.26m)
With WC, Sink and Velux window.

OUTSIDE

To the rear of the property is a patio area, with space for garden table and chairs. Beyond is a generous lawned area and landlord's storage shed.

At the front of the property is a tarmacked area, providing parking for one vehicle and a raised slab platform with space for bin storage.

SOLAR PANELS

The property is fitted with owned solar panels providing a helpful boost to the property's energy efficiency. Along with the double glazing and extensive insulation throughout. The property offers an extremely efficient investment. Far superior to most HMO investments in the local area.

TENURE

The property is being sold Freehold, with vacant possession of the whole.

RENTS

Market rents for suites are proposed as:

Suite 1: £700 pcm

Suite 2: £550 pcm

Suite 3: £700 pcm

Suite 4: £600 pcm

Suite 5: £600 pcm

Suggesting a gross rental income of £37,800 per annum, representing a gross yield of 12% on asking price.

INVENTORY

The property is currently furnished with a range of furniture and white goods. These items may be included with a sale and parties are advised to discuss further details with the Agents.

HMO LICENSING

We are informed that the property doesn't and has never had a HMO license. We understand that to run as a 5+ occupant HMO, a license would be required.

COUNCIL TAX BAND D

EPC RATING B

VIEWING

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

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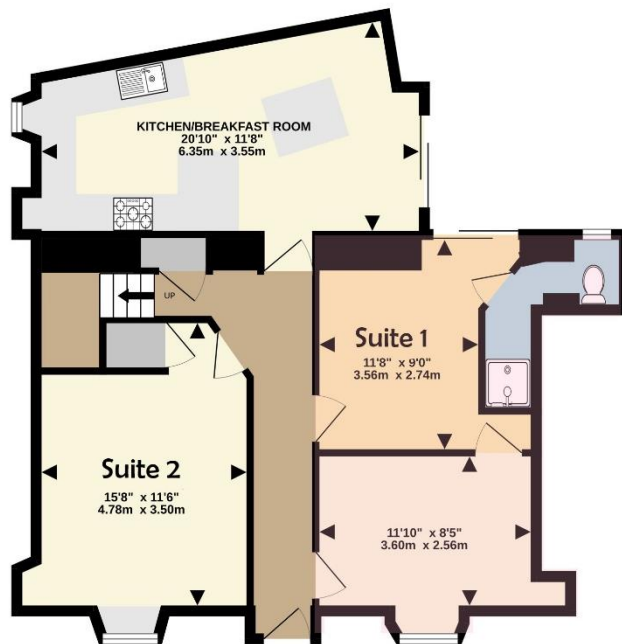




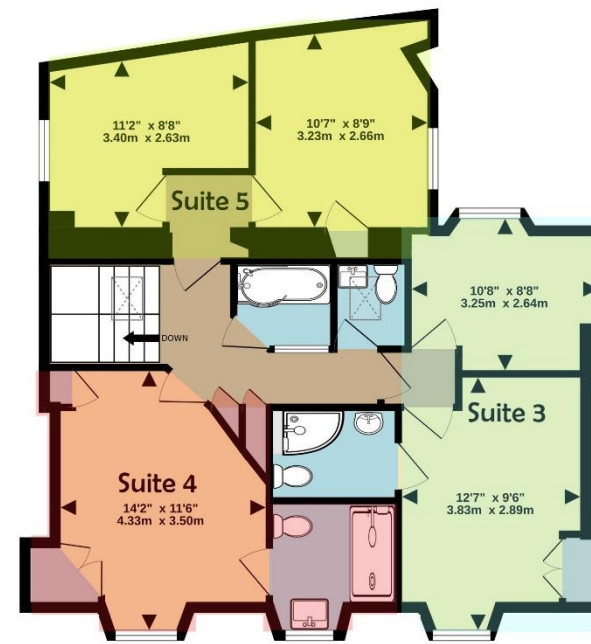
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GROUND FLOOR
763 sq.ft. (70.8 sq.m.) approx.



FIRST FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 1566 sq.ft. (145.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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