

Tor Lodge

Tor Vale, Torquay, Devon, TQ1 4EB





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**Semi-Detached Victorian Villa with Masses of Potential
Three Storey Property with Large Driveway and Rear Garden
Previously a 9 Bed HMO but Potential to Convert (Subject to Planning)
Net Internal Area Approx. 253m² (2,723 sq ft)
Viewing Highly Recommended**

LOCATION

Tor Vale is a charming residential area located in the heart of Torquay, within the Tormohun ward. Tor Vale enjoys a prime position with easy access to the local amenities within the town centre, both primary and secondary schools, and local transport links.

DESCRIPTION

The property has been owned by the vendors family for over 60 years. Historically the property was used as a guest house and BnB but for at least the last 10 years, it has been trading as a 9-bedroom House of Multiple Occupation.

Up until last year, the property was fully licensed and compliant with the HMO requirements of Torbay Council. Due to retirement, the vendors have closed the HMO and are selling the property with vacant possession.

The property has vast potential and could be converted into flats, a single-family dwelling, or family dwelling with a 'granny flat' (subject to planning).

Viewing is highly recommended for parties to appreciate the size and the quality of accommodation on offer.

Ref No: 5045

£399,950 Freehold

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The accommodation briefly comprises:-

GROUND FLOOR

Arranged with entrance porch, lounge, dining room, study, kitchen, WC and conservatory.

FIRST FLOOR

Arranged with 2x single bedrooms and 3x double bedrooms. A bathroom, shower room and WC. A door at the rear leads to the back garden.

SECOND FLOOR

Arranged with 3x single bedrooms and 3x double bedrooms. A bathroom and WC.

EXTERNAL

GARAGE

22' 5" x 13' 7" (6.82m x 4.14m) (Height 2.71m)

REAR GARDEN

A raised concrete garden area with a range of small trees, shrubs and a shed.

FRONT GARDEN

To the front of the property is a concrete laid parking area with space easily for 5 or more cars. A terraced garden area sits between the parking area and roadside.

HEATING

The property benefits from a gas boiler which provides hot water and heating throughout.

UTILITIES

The property is connected to mains gas, electric, water and sewage. Each of the letting rooms are fitted with electric sub-meters.

TENURE

Freehold and sold with vacant possession.

PRICE

An asking price of £399,950.

BUSINESS RATES

2023 List: £4,750.

Please note this is not the Rates Payable amount. Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

COUNCIL TAX BAND A

VAT

The property is not elected for VAT.

LEGAL COSTS

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

EPC RATING E

VIEWING

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

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www.bettesworths.co.uk
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