



# Torre Cottage

Upton Road, Torquay, Devon, TQ1 4AB



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**Eleven Unit Licensed HMO in Central Torquay Location**  
**10x Bed HMO with Additional 1 Bed Maisonette**  
**Gross Rental Income of £66,880 Per Annum (When Fully Let)**  
**Central Location with Easy Access to Local Shops and Town Centre**  
**Substantial Grade II Listed Property**

## 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 en-suites/ 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.

Ref No: 5079

£375,000 Freehold

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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.

## RENT SCHEDULE

Unit	Rent (PCM)	RENT (PA)
Room 1	£520	£6,240
Room 2	£425	£5,100
Room 3	£575 (VACANT)	£6,900 (Potential Rent)
Room 4	£450	£5,400
Room 5	£425	£5,100
Room 6	£550 (VACANT)	£6,600 (Potential Rent)
Room 7	£420	£5,040
Room 8	£575 (VACANT)	£6,900 (Potential Rent)
Room 9	£550	£6,600
Room 10	£433.33	£5,200
Maisonette	£650	£7,800
<b>Total</b>	<b>£5,573</b>	<b>£66,880</b>

### 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 AWAITED

### VIEWING

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

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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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Torquay  
Devon  
TQ1 1BB



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