

St Clements

Ref No: 3656

44 Ash Hill Road, Torquay, Devon, TQ1 3JD



A Spacious Victorian Property Currently Used as HMO (House in Multiple Occupation)

Central Location Enjoying Views Over the Town Centre & Sea Views Over Torbay

17 Bedrooms (All Currently Let) and a 1 Bedroom Flat

Income When Fully Let £2,090 Per Week (£108,680 Per Annum)

Great Investment Opportunity - Viewing Highly Recommended

£750,000 Freehold

Interested in this property?

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St Clements

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DESCRIPTION

St Clements is a detached Victorian building situated in an elevated location, enjoying extensive views over Torquay town centre and onwards to Torbay and its coastline.

The property is currently used as a HMO (House in Multiple Occupation) and is currently fully let providing an income of £2,090 per week (£108,680 per annum).

The property retains many of its original features including a magnificent conservatory entrance and marble fireplaces. The property provides a great investment opportunity in which has been self managed for many years.

The units are let furnished and rents range from £95 per week to £175 per week. They are let inclusive of all utilities, council tax and broadband. The Landlord's costs are approximately £15,000 per annum. A breakdown can be obtained via the agents.

The accommodation briefly comprises:-

ENTRANCE CONSERVATORY

With original Victorian tiled floor.

Door leads to:-

SPACIOUS ENTRANCE HALLWAY

ROOM 1

9' 1" x 13' 10" (2.76m x 4.22m)

ROOM 2

11' 7" x 15' 10" (3.54m x 4.83m)

French doors opening to:- **BALCONY**.

ROOM 3

15' 9" x 11' 6" (4.79m x 3.51m)

With doors to:- **BALCONY**.

COMMUNAL BATHROOM

12' 11" x 8' 4" (3.94m x 2.54m)

With bath, separate shower cubicle, wash hand basin and WC.

COMMUNAL KITCHEN

14' 2" x 10' 0" (4.31m x 3.05m)

With:-

ADDITIONAL KITCHEN SPACE

14' 8" x 5' 5" (4.47m x 1.64m)

ROOM 4

20' 7" x 17' 11" (6.27m x 5.46m)

Benefits from a separate entrance from the roadside.

ROOM 5

19' 8" x 20' 0" (5.99m x 6.10m)

Stairs from hallway down to:-

LOWER GROUND FLOOR

ROOM 6

12' 4" x 16' 0" (3.75m x 4.87m)

With door out to:- **GARDEN**.

ROOM 7

15' 1" x 11' 7" (4.60m x 3.54m)

COMMUNAL SHOWER ROOM

10' 0" x 8' 4" (3.04m x 2.55m)

With WC, wash hand basin and corner shower cubicle.

2 STORE ROOMS

Landlord's use.

COMMUNAL LAUNDRY ROOM

With washing machines and tumble dryers. (Coin operated).

LOWER GROUND FLOOR COMMUNAL KITCHEN

7' 7" x 9' 1" (2.30m x 2.76m)

Door to:-

ONE BEDROOM FLAT

LOUNGE

10' 4" x 24' 8" (3.14m x 7.52m)

With doors out to:- **GARDEN**.

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KITCHEN/DINER

11' 0" x 16' 10" (3.35m x 5.14m)

SHOWER ROOM

With shower cubicle, wash hand basin and WC.

BEDROOM

15' 9" x 8' 2" (4.80m x 2.50m)

Stairs from the ground floor hallway leads to:-

FIRST FLOOR LANDING

COMMUNAL SHOWER ROOM

12' 5" x 6' 9" (3.78m x 2.06m)

With double shower cubicle, wash hand basin and WC.

ROOM 8

12' 7" x 15' 8" (3.84m x 4.78m)

ROOM 9

15' 11" x 12' 10" (4.85m x 3.91m)

ROOM 10

11' 2" x 17' 11" (3.41m x 5.47m)

ROOM 11

11' 3" x 12' 9" (3.42m x 3.88m)

Stairs from first floor landing lead to:-

SECOND FLOOR LANDING

ROOM 12

15' 9" x 10' 3" (4.80m x 3.12m)

ROOM 13

15' 7" x 18' 8" (4.74m x 5.70m)

ROOM 14

16' 1" x 12' 2" (4.90m x 3.70m)

ROOM 15

15' 10" x 12' 1" (4.83m x 3.69m)

HALF LANDING

Between the first and second floors leads to:-

ROOM 16

10' 4" x 13' 3" (3.15m x 4.03m)

ROOM 17

19' 5" x 14' 7" (5.91m x 4.44m)

COMMUNAL SHOWER ROOM

With shower cubicle and separate WC.

EXTERIOR

There is a large communal rear garden space. Many of the rooms benefit from either a balcony or double uPVC doors leading to the outside space.

NOTE

The vendor has requested we do not disclose each residents weekly rent in our marketing particulars. Further details can be obtained by the agents to bona fide applicants.

TENURE

Freehold.

VIEWING

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

EPC AWAITED

COUNCIL TAX BAND G

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