

125 Lymington Road

Ref No: 3841

Torquay, Devon, TQ1 4BG



HMO Investment Property

Leased to CSM Independence on a Rolling Monthly Contract

Rental Income £28,800 Per Annum

Close to Town Centre

Well Managed Buy To Let Investment

£235,000 Freehold

Interested in this property?

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DESCRIPTION

This deceptively spacious period terraced property is operated as a HMO, arranged over ground and first floor levels. The property is very well presented, it benefits from double glazing throughout and gas fired central heating from a combi boiler.

The property is conveniently located with a level walk of Lymington Parks with a bowls club, tennis and basketball courts. Whilst Torquay Town Centre and Harbourside are positioned within close walking proximity.

Currently let as a whole to CSM Independence on a rolling monthly agreement, a longer lease may be secured subject to negotiation.

The accommodation briefly comprises:-

ENTRANCE

To:-

HALLWAY

KITCHEN

8' 1" x 11' 2" (2.47m x 3.40m)
With door to rear garden.

BEDROOM 1

16' 2" x 8' 0" (4.92m x 2.43m)
En-suite shower room.

BEDROOM 2

9' 8" x 10' 3" (2.94m x 3.12m)
En-suite shower room.

BEDROOM 3

12' 2" x 11' 11" (3.70m x 3.63m)
En-suite shower room.

BEDROOM 4

11' 5" x 8' 6" (3.48m x 2.59m)

BEDROOM 5

10' 4" x 12' 9" (3.15m x 3.88m)
En-suite shower room.

COMMUNAL SHOWER ROOM

With WC and wash hand basin.

BEDROOM 6

7' 1" x 13' 1" (2.16m x 4m)

BEDROOM 7

8' 10" x 9' 8" (2.69m x 2.94m)

EXTERIOR

There is a rear garden that can be used by all tenants.

TENURE

Please contact for further details of the existing tenancy.

LICENSE

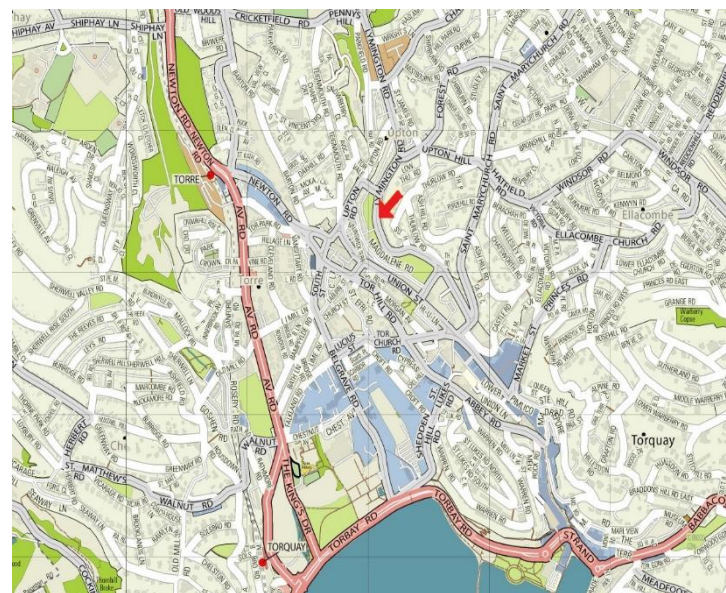
We are informed that the property is defined as an HMO for licensing purposes but is not currently licensed. Interested parties are advised to make their own enquiries as to licensing requirements with Torbay Council Housing Standards Team.

COUNCIL TAX BAND C.

EPC RATING E.

VIEWING

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



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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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