

# 8 Madrepore Road

Ref No: 3137

Torquay, Devon, TQ1 1EY



## Residential Investment Property Used as a Licensed HMO

Substantial End Terrace Victorian House in a Central Location

Versatile Accommodation of 2 Kitchens, 9 Bedrooms and 2 Bath/Shower Rooms

Gas Central Heating and Fully Double Glazed

High Yielding Investment – Priced to Sell - Viewing Highly Recommended

Offers in Excess of £200,000 Freehold

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## DESCRIPTION

The property is a large end of terrace arranged over three floors, currently run as a house of multiple occupancy, with 9 rooms and rents at £80 per week. The property is well maintained and offers versatile accommodation to increase rental returns.

The property is situated just a few yards from Torquay town centre making it a great letting opportunity for workers of Torquay. Torquay main train station is situated approximately 1 mile away and Torbay Hospital approximately 2 and a half miles away.

The accommodation briefly comprises:-

## 8 MADREPORE ROAD

### ENTRANCE

To:-

### COMMUNAL KITCHEN 1

10' 10" x 5' 3" (3.29m x 1.59m)

With door off to:-

### LANDLORD'S STORE ROOM

4' 2" x 10' 10" (1.28m x 3.30m)

### COMMERCIAL KITCHEN 2

12' 0" x 8' 11" (3.65m x 2.71m)

### BEDROOM 9

11' 0" x 10' 7" (3.36m x 3.23m)

### BEDROOM 8

9' 11" x 10' 3" (3.01m x 3.13m)

Stairs up to:-

## FIRST FLOOR

### BEDROOM 1

10' 11" x 9' 4" (3.33m x 2.84m)

### BEDROOM 2

11' 7" x 11' 7" (3.52m x 3.52m)

### SHOWER ROOM

With wash hand basin, WC and shower cubicle.

### BEDROOM 3

9' 10" x 12' 1" (3m x 3.69m)

### BEDROOM 4

11' 1" x 9' 11" (3.39m x 3.02m)

Stairs to:-

## SECOND FLOOR

### BEDROOM 5

10' 1" x 11' 1" (3.08m x 3.38m)

### BEDROOM 6

10' 3" x 11' 3" (3.12m x 3.43m)

### BATHROOM

With bath, shower over, wash hand basin and WC.

### BEDROOM 7

9' 7" x 7' 9" (2.93m x 2.36m)

## EXTERIOR

To the front of the property there is an enclosed patio area providing tenants communal outside space.

## TENANCY AGREEMENTS

The rooms are let on Assured Shorthold Tenancies at inclusive rent of £80 per week each.

## TENURE

Freehold.

## EPC RATING 'C-71'

## COUNCIL TAX BAND 'C'

## VIEWING

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

## HMO LICENSING SCHEME

8 Madrepore Road, has licence to operate as a House in Multiple Occupation for a maximum of 9 Occupants. (Dated 25<sup>th</sup> March 2018).

## PLANNING

An appeal for a certificate of lawful use as a large HMO (Sui Generis) has been submitted to the planning in separate ref APP/X1165/X/19/3237544.

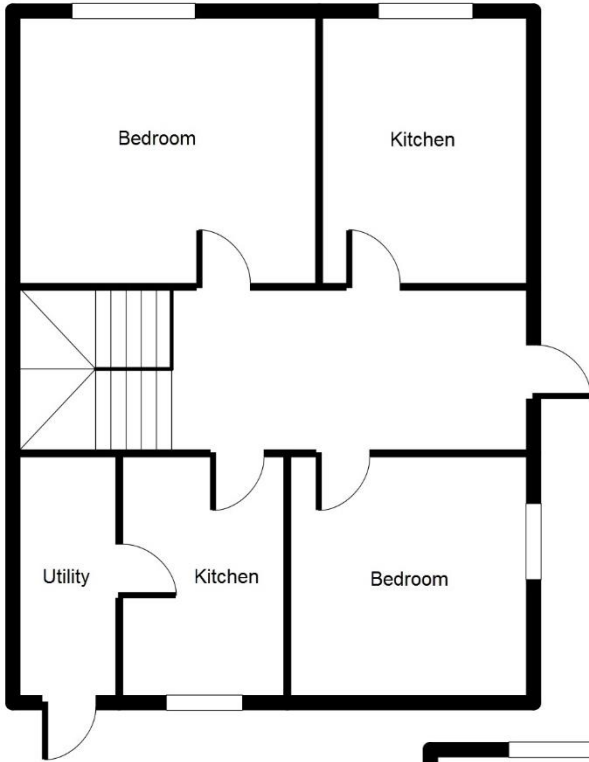
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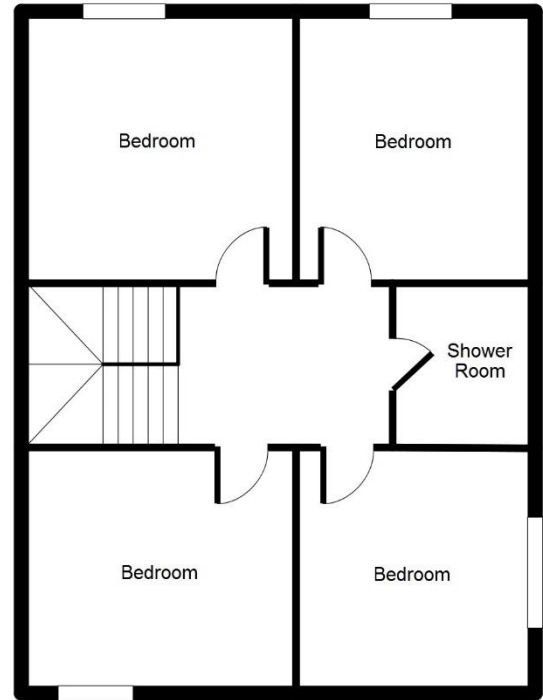


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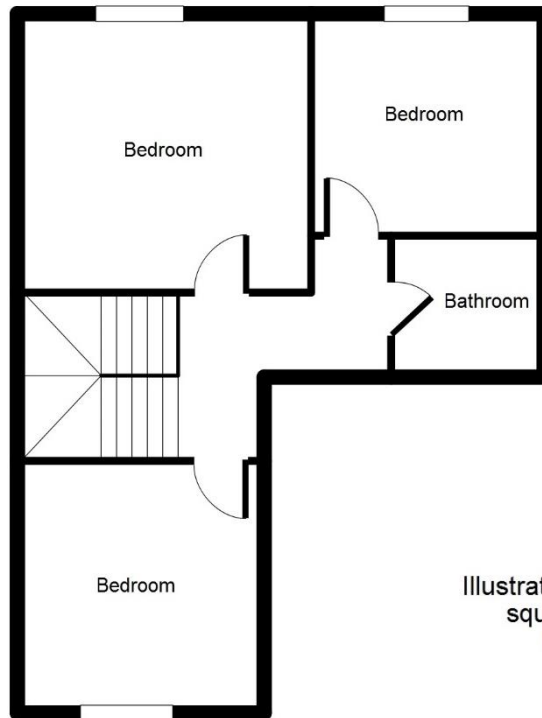
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Ground Floor



First Floor



Second Floor

Illustration for identification only - not to scale  
square footage shown is approximate  
Made with Visual Floor Planner  
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