

# 10-12 Vansittart Road

Ref No: 3864

Torquay, Devon, TQ2 5BW



## Substantial Investment Property Operating as a 20 Bed HMO

Substantial Victorian Villa, Converted to an HMO in 2006

All Units Let on Assured Shorthold Tenancy Agreements

Gross Potential Income of £109,308 (When Fully Let) with Strong Net Profit

Well Maintained and Well Located Investment Property

£775,000 Freehold

Interested in this property?

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## DESCRIPTION

Beechmoor is situated in a convenient residential location. The town centre is less than a mile away and the property is close to public transport including Torre Railway Station and local bus routes.

Operating as a large HMO, in its current form the property produces a significant return for any investor. This substantial property also offers flexibility as to future use (subject to planning). The property is in good order throughout and has had significant refurbishment during our clients ownership, replacing all external windows. The rest of the building undergoes a rolling refurbishment program.

The property is held as an investment with all units let on Assured Shorthold Tenancy Agreements, with rents ranging from £411 per calendar month to £433 per calendar month. The property is ideal for those looking for a well established, good quality buy to let investment, producing a generous income.

The accommodation briefly comprises:-

### UNIT 1 - 22m<sup>2</sup> (236 sq ft)

With **EN-SUITE**.

Currently let at £433 per calendar month.

### UNIT 2 - 18m<sup>2</sup> (193 sq ft)

With **EN-SUITE**.

Currently let at £433 per calendar month.

### UNIT 3 - 14m<sup>2</sup> (150 sq ft)

With **EN-SUITE**.

Currently Let at £390 per calendar month.

### UNIT 4 - 16m<sup>2</sup> (172 sq ft)

With **EN-SUITE**.

Currently let at £433 per calendar month.

### UNIT 5 - 17m<sup>2</sup> (182 sq ft)

Currently let at £433 per calendar month.

### UNIT 6 - 18m<sup>2</sup> (193 sq ft)

Currently let at £346.66 per calendar month.

### UNIT 7 - 14m<sup>2</sup> (150 sq ft)

With **EN-SUITE**.

Currently let at £433 per calendar month.

### UNIT 8 - 24m<sup>2</sup> (258 sq ft)

With **EN-SUITE**.

Currently let at £433 per calendar month.

### UNIT 9 - 19m<sup>2</sup> (204 sq ft)

With **EN-SUITE**.

Currently let at £433 per calendar month.

### UNIT 10 - 25m<sup>2</sup> (269 sq ft)

With **EN-SUITE**.

Currently let at £411.66 per calendar month.

### UNIT 11 - 17m<sup>2</sup> (182 sq ft)

With **EN-SUITE**.

Currently let at £433 per calendar month.

### UNIT 12 - 11m<sup>2</sup> (118 sq ft)

Currently Let at £433 per calendar month.

### UNIT 13 - 14m<sup>2</sup> (150 sq ft)

With **EN-SUITE**.

Currently let at £433 per calendar month.

### UNIT 14 - 21m<sup>2</sup> (226 sq ft)

With **EN-SUITE**.

Currently let at £433 per calendar month.

### UNIT 15 - 33.5m<sup>2</sup> (360 sq ft)

With **EN-SUITE**.

Currently let at £433 per calendar month.

### UNIT 16 - 23m<sup>2</sup> (247 sq ft)

With **EN-SUITE**.

Currently let at £433 per calendar month.

### UNIT 17 - 14m<sup>2</sup> (150 sq ft).

With **EN-SUITE**.

Currently let at £433 per calendar month.

### UNIT 18 - 17m<sup>2</sup> (182 sq ft)

With **EN-SUITE**.

Currently let at £433 per calendar month.

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## **UNIT 19 - 10m<sup>2</sup> (107 sq ft)**

Currently let at £433 per calendar month.

## **UNIT 20 - 22m<sup>2</sup> (236 sq ft)**

Held as a suite and let at £433 per calendar month.

## **SELF CONTAINED 2 BED FLAT**

Currently let at £600 per calendar month.

Other rooms include:-

## **COMMUNAL BATHROOMS**

## **LARGE KITCHEN DINING SPACE**

## **STORE AREAS**

## **UTILITIES**

Each unit has individual top-up meters which are the responsibility of the tenants. The water is payable by the Landlord, the cost of which is circa £200 per calendar month.

## **EPC RATING E**

## **COUNCIL TAX BAND G**

## **VIEWING**

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

## **HMO LICENSING**

We are informed that the property is defined as an HMO for licensing purposes and is shown on the Local Billing Authority Register of licensed properties.

Interested parties are advised to make their own enquiries as to licensing requirements, with Torbay Council Housing Standards Team.

## **PLANNING**

The property was converted from Hotel to House of Multiple Occupancy in 2006. Planning reference P/2006/1152. Interested parties are advised to make their own enquiries with the Local Planning Authority, Torbay Council.

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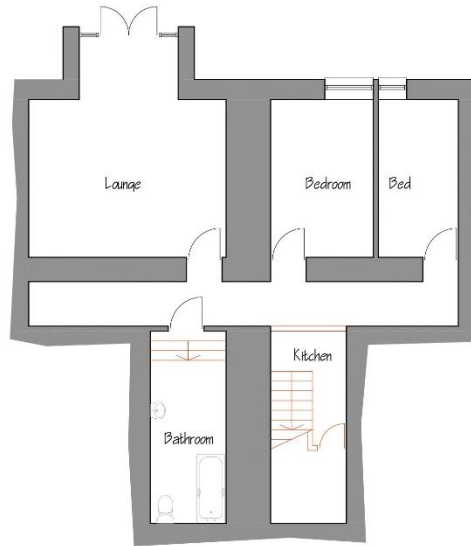


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3 Generations  
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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
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