



13 Madrepore Road

Torquay, Devon, TQ1 1EY



13 Madrepore Road

Torquay, Devon, TQ1 1EY

Victorian Property with 3 Self Contained Flats
Currently 2x Managed as Holiday Flats and 1x Let to Long Term Tenant
Good Order Each with Gas Central Heating, Double Glazing, Modern Kitchen & Bathroom
Central Location Convenient for the Town Centre
Gross Income of Approximately £34,000 Per Annum

DESCRIPTION

The property is situated in Madrepore Road, slightly elevated but very close to Torquay town centre and less than half a mile from the seafront.

The property comprises a three storey late Victorian end terraced house, which was converted into three flats in 1993 (planning reference P/1993/0218). Each of the three flats has separate metered supplies for gas, electricity, and water. They each have individual gas fired central heating systems and uPVC double glazed windows.

To the side, there is parking for three vehicles and a small, raised garden area. The first and second floor flats have been renovated in recent years and run as holiday lets for the last 18 months. Last year, the two holiday lets generated a combined gross income of £27,673.

The ground floor flat is let to an established tenant, who is paying £550pcm. Offered for sale in good condition throughout this is great opportunity for parties looking for an established holiday let investment in a central Torquay location.

Ref No: 4838

£270,000 Freehold

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





13 Madrepore Road

Torquay, Devon, TQ1 1EY

The accommodation briefly comprises:-

GROUND FLOOR

FLAT 1 (13 MADREPORE ROAD)

Let to a long-term tenant on an AST at £550 per calendar month.

HALLWAY

KITCHEN

4' 11" x 14' 11" (1.49m x 4.55m)

LIVING ROOM

15' 6" x 13' 4" (4.73m x 4.06m) (max)

BEDROOM

10' 8" x 12' 8" (3.25m x 3.85m) (max)

BATHROOM

5' 2" x 10' 4" (1.57m x 3.16m)

Bath with electric shower over, WC and wash hand basin.

GROSS INTERNAL AREA 42m²

COMMUNAL ENTRANCE

Stairs up to Flats 2 & 3.

FIRST FLOOR

FLAT 2 (13A MADREPORE ROAD)

Currently run as a holiday let.

HALLWAY

LIVING ROOM

12' 8" x 10' 7" (3.87m x 3.22m)

KITCHEN

6' 0" x 10' 7" (1.83m x 3.22m)

BEDROOM

8' 8" x 9' 7" (2.65m x 2.93m)

EN-SUITE BATHROOM

Bath with electric shower over, WC and wash hand basin.

GROSS INTERNAL AREA 35m²

SECOND FLOOR

FLAT 3 (13B MADREPORE ROAD)

Currently run as a holiday let.

HALLWAY

LIVING ROOM

10' 11" x 11' 7" (3.33m x 3.54m)

Open to:-

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk



13 Madrepore Road

Torquay, Devon, TQ1 1EY

KITCHEN

10' 0" x 6' 1" (3.04m x 1.85m)

BEDROOM

10' 11" x 12' 3" (3.32m x 3.73m) (average)

BATHROOM

5' 5" x 6' 1" (1.64m x 1.85m)

Bath with electric shower over, WC and wash hand basin.

GROSS INTERNAL AREA 37m²

EXTERIOR

To the side of the property, there is a car park for three vehicles, and a small area of garden.

EPC RATINGS

13 Madrepore Road - D.

13A Madrepore Road - D.

13B Madrepore Road - D.

COUNCIL TAX BAND

13 Madrepore Road - A.

13A Madrepore Road - A.

13B Madrepore Road - A.

VIEWING

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



Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



13 Madrepore Road

Torquay, Devon, TQ1 1EY



Interested in this property?
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





13 Madrepore Road

Torquay, Devon, TQ1 1EY

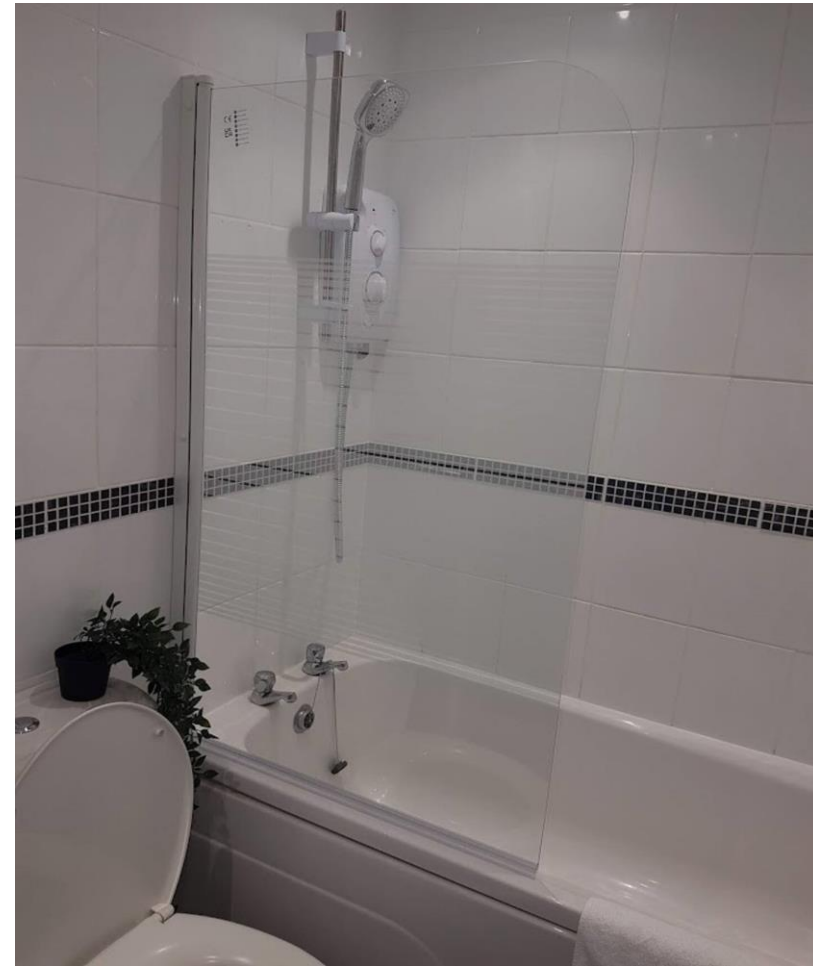
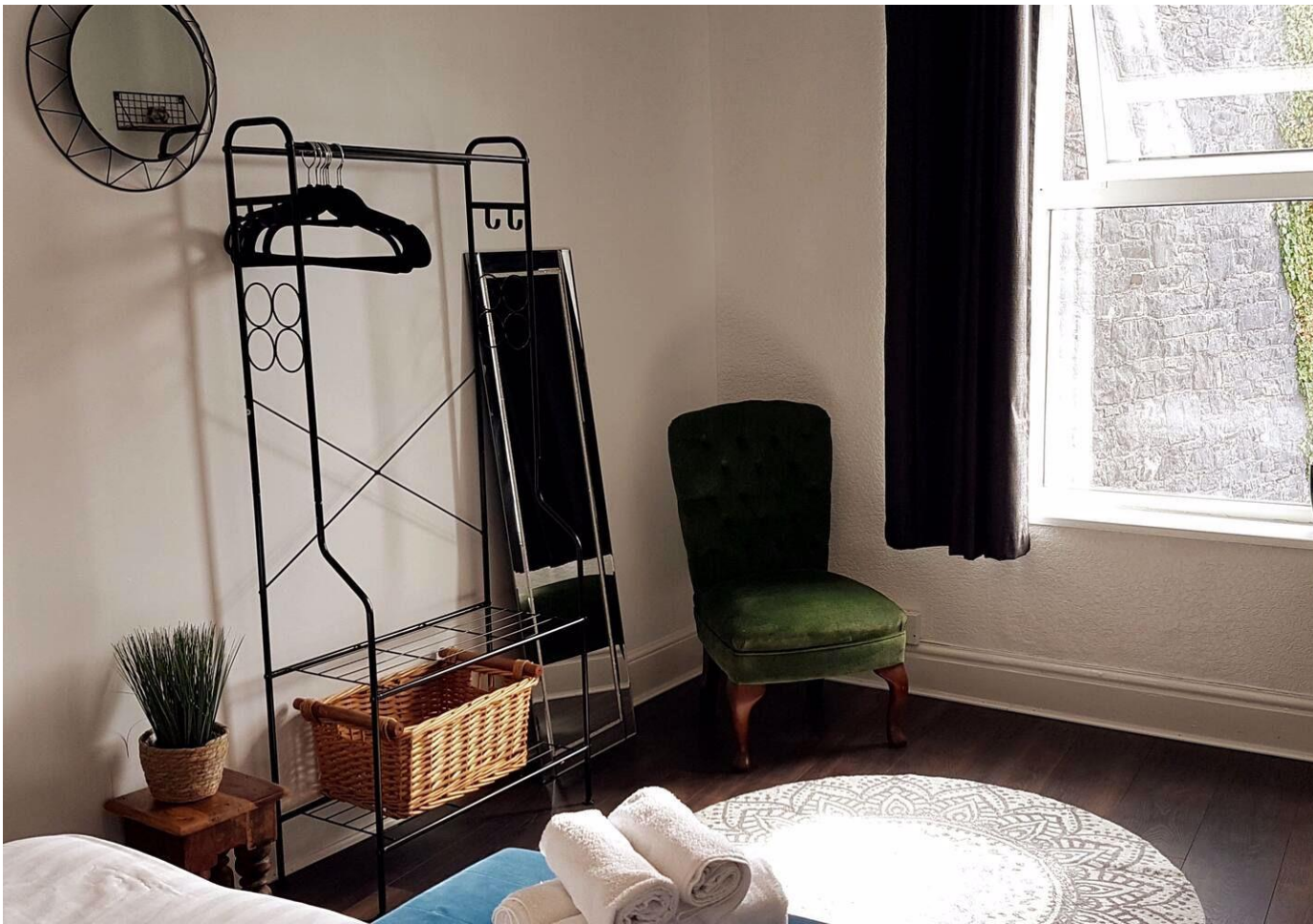


Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



13 Madrepore Road

Torquay, Devon, TQ1 1EY

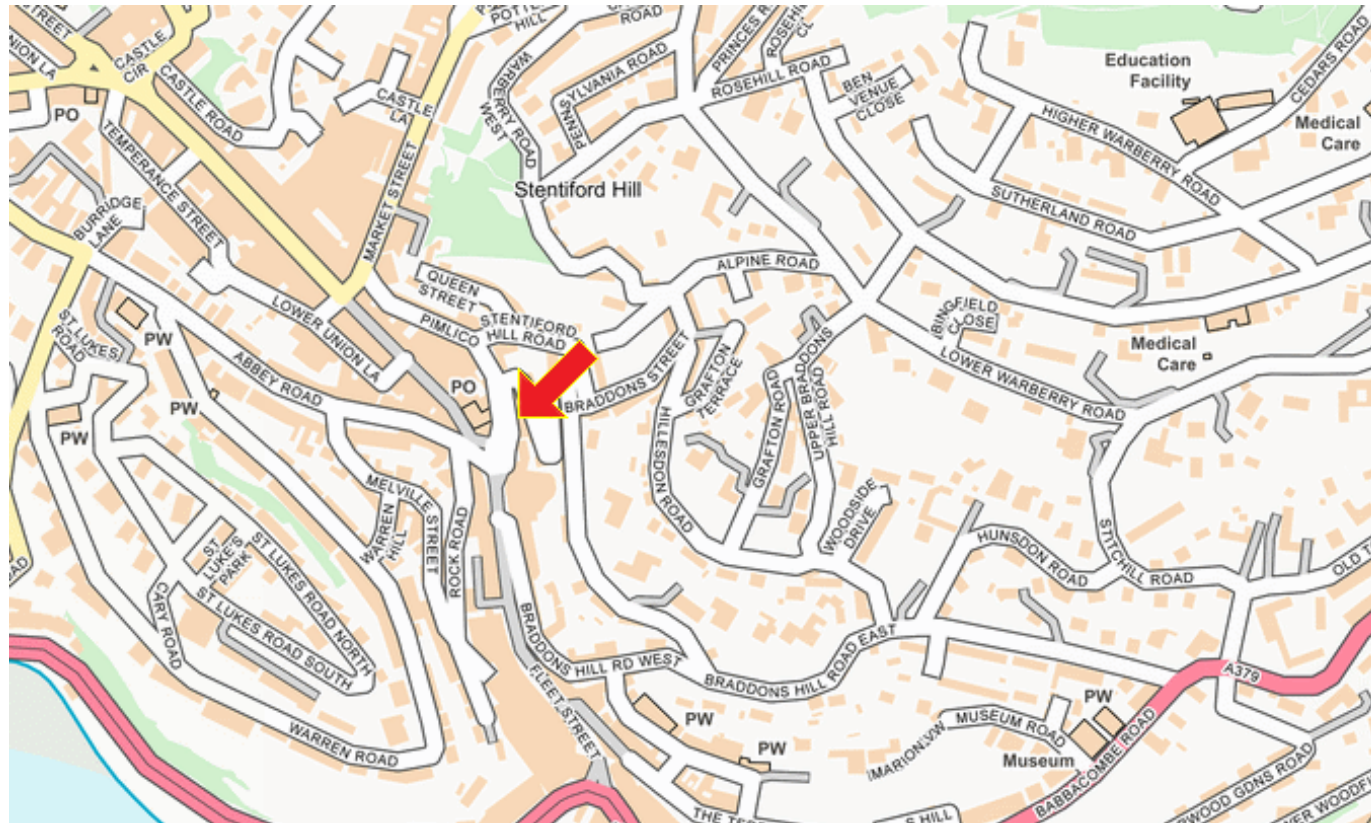


Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



13 Madrepore Road

Torquay, Devon, TQ1 1EY



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.

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk

