

8 Madrepore Road

Ref No: 3137

Torquay, Devon, TQ1 1EY



Well Presented Investment Property Arranged as a HMO

Rental Income When Fully Let £715 Per Week (£37,180 Per Annum)

Very Well Managed Property with 9 Letting Rooms

Providing a Fantastic High Yielding Investment Not to be Missed!

Viewing Highly Recommended

£225,000 Freehold

Interested in this property?

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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 rents ranging from £75 - £80 per week. The property is well presented and the current owners have insured the tenants have nicely refurbished bedrooms, with good communal facilities and areas.

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)

Currently let at £80 per week.

BEDROOM 8

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

Currently let at £80 per week.

Stairs up to:-

FIRST FLOOR

BEDROOM 1

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

Currently vacant to let at £80 per week.

BEDROOM 2

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

Currently vacant to let at £80 per week.

SHOWER ROOM

With wash hand basin, WC and shower cubicle.

BEDROOM 3

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

Currently let at £80 per week.

BEDROOM 4

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

Currently let at £80 per week.

Stairs to:-

SECOND FLOOR

BEDROOM 5

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

Currently let at £80 per week.

BEDROOM 6

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

Currently vacant to let at £80 per week.

BATHROOM

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

BEDROOM 7

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

Currently let at £75 per week.

EXTERIOR

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

TENANCY AGREEMENTS

All rooms are let on flexible weekly agreements and rent is collected weekly by the current owners.

TENURE

Freehold.

EPC RATING 'F'

COUNCIL TAX BAND 'C'

VIEWING

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

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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