

32 Ellacombe Church Road

Ref No: 3366

Torquay, Devon, TQ1 1LJ



A Substantial HMO in Popular Residential Area

5 Rooms (2 En-Suite) Kitchen and Shower Room/WC in the Original House

6 Rooms (All En-Suite) in the Separate Purpose Built 2 Storey Extension

Parking at the Front and Undeveloped Gardens at the Rear

Gross Income £46,500 Per Annum

Offers in Excess of £415,000 Freehold

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DESCRIPTION

The property is situated on Ellacombe Church Road, in the central Ellacombe area of Torquay. Ellacombe is on the very edge of Torquay town centre and is therefore most convenient for the services and amenities on offer. 32 Ellacombe Church Road is a large extended End Terraced Property. Following extensive and comprehensive refurbishment, the property is occupied as a successful House in Multi Occupancy (HMO), catering for professional working residents in an accordingly smart and well-presented living environment.

The accommodation briefly comprises:-

THE PROPERTY

The entrance to the original purpose built house with 5 rooms is at the front. There is driveway with parking and a pathway at the side that leads to the rear and separate entrance, to the recently purpose built two storey extension with six rooms.

ORIGINAL HOUSE

Front door to:-

ENTRANCE HALL

With radiator.

GROUND FLOOR ROOM 1

With radiator, en-suite shower/WC and window overlooking the front.

Currently Let at £90 per week.

GROUND FLOOR ROOM 2

With radiator, en-suite shower/WC and double aspect windows.

Currently Let at £105 per week.

COMMUNAL KITCHEN

Fitted base and wall cupboards with work surfaces over and matching wall cupboards, inset gas hob with extractor hood over, built in electric oven, stainless steel sink with mixer tap, ceramic tiled floor and wall mounted gas boiler.

Staircase from entrance hall to:-

FIRST FLOOR LANDING

SHOWER ROOM/WC

With shower cubicle, wash basin on stand, low level WC, part tiled walls, tiled floor and wall mounted mirror.

FIRST FLOOR ROOM 3

With double aspect and radiator.

Currently Let at £85 per week.

FIRST FLOOR ROOM 4

With radiator and windows overlooking the side.

Currently Let at £80 per week.

FIRST FLOOR ROOM 5

With radiator and window overlooking the front.

PURPOSE BUILT EXTENSION

Accessed via separate entrance at the rear.

COMMUNAL KITCHEN/DINING AREA

Recently fitted comprising base cupboards with work surfaces over and matching wall cupboards, built in electric oven and inset hob with extractor over, inset stainless steel sink and drainer, wall mounted gas boiler and breakfast bar.

GROUND FLOOR ROOM 1

With windows overlooking the front, radiator, door to shower/WC with wash hand basin.

Currently Let at £100 per week.

GROUND FLOOR ROOM 2

With window overlooking the rear, radiator and door to shower room/WC with wash basin.

Currently Let at £100 per week.

GROUND FLOOR ROOM 3

With twin doors to the front and window overlooking the rear, radiator and door to shower/WC with wash basin.

Currently Let at £100 per week.

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FIRST FLOOR ROOM 4

With radiator, door to shower/WC with wash basin.

Currently Let at £100 per week.

FIRST FLOOR ROOM 5

With radiator and window overlooking the rear. Door to shower room/WC with wash basin.

Not for letting purposes.

FIRST FLOOR ROOM 6

With radiator and window overlooking the rear. Door to shower room with wash basin.

Not for letting purposes.

EXTERIOR

At the front there is a driveway and off road parking.

At the rear a pathway from the front leads to the rear entrance, there is a substantial undeveloped garden.

PLANNING

The property has planning permission for use as a Large HMO (Sui Generis) under planning reference P/2016/0318.

The occupation of the property shall be limited to a maximum of 9 persons at any time to include permanent and temporary residents in accordance with the approved floor layout drawing.

LICENCING

A HMO Licence application has been for 5 persons in the main house and Housing Standards have confirmed that the extension is not licensable.

COUNCIL TAX BAND D

EPC RATING E

VIEWING

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

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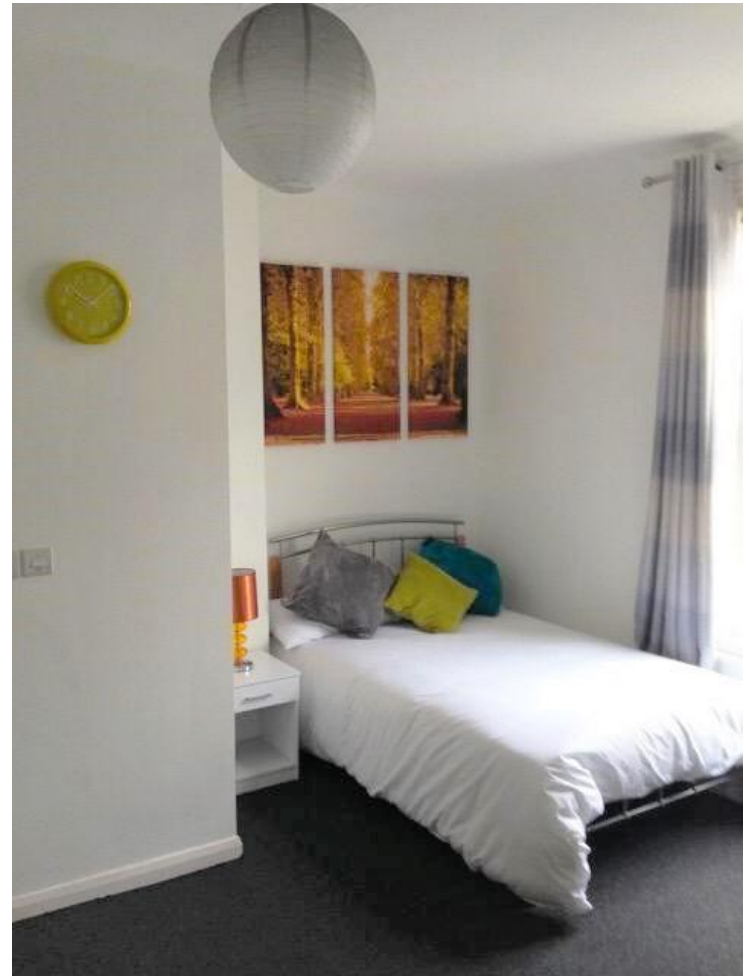
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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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