

LOT
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62 Carlton Road, Torquay TQ1 1LZ

*GUIDE PRICE £170,000+



A detached five bedroom house currently being used as a house of multiple occupation, set in Torquay on the south Devon coast

DESCRIPTION

Currently used as a HMO, this detached house does now require modernisation. The property was previously a five bedroom house with two reception rooms, cellar, two bathrooms and a tandem garage to the rear. At the time of instruction, the two reception rooms were used for individual tenants. The property would lend itself to continue to be let for multi occupancy, or subject to acquiring the relevant planning, split into flats with the potential for a studio to the rear incorporating the tandem garage. When fully let, the property can generate a yearly gross income of £26,520pae, arranged as the single bedroom income being £60pw, and double bedrooms let at £90pw with bills included on all tenancies.

LOCATION

Torquay is set in The English Riviera, alongside the other Torbay towns of Paignton and Brixham. Known for its warm climate and sandy beaches, other local amenities include a busy Harbourside with several bars and restaurants, bowling alley, cinema and a multitude of primary and secondary schools. The new South Devon Link Road gives access to the neighbouring market town of Newton Abbot.

ACCOMMODATION

Ground Floor Former lounge and former dining room (now used as double letting bedrooms individually), kitchen, two rear double bedrooms, shower room and cellar storage room.

First Floor Three letting bedrooms (one single and two doubles), cloakroom and bathroom.

Outside Access pathway to the side leading to a small courtyard area. Accessed from the rear service lane is a tandem garage.

NOTE

For information on tenancies please refer to the legal pack. To make enquiries on changing the dwelling arrangement, please contact Torbay Council on 01803 201201. All parties should make and rely upon their own enquiries.

EPC

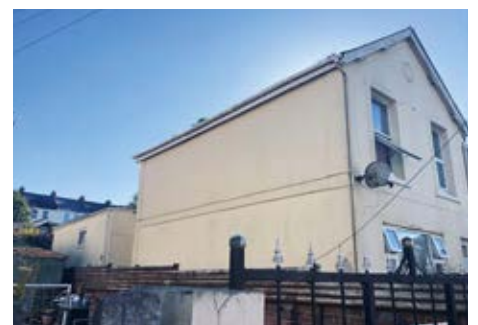
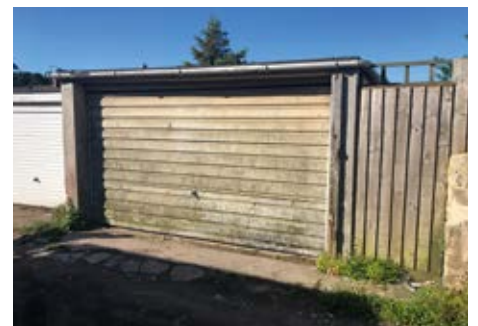
Energy Efficiency Rating – TBC

AUCTION VALUER

Lucy Fuller

VIEWING ARRANGEMENTS

By pre-arranged block appointment only with Miller Countrywide Torquay 01803 291429.



General enquiries Countrywide Property Auctions 01395 275691.