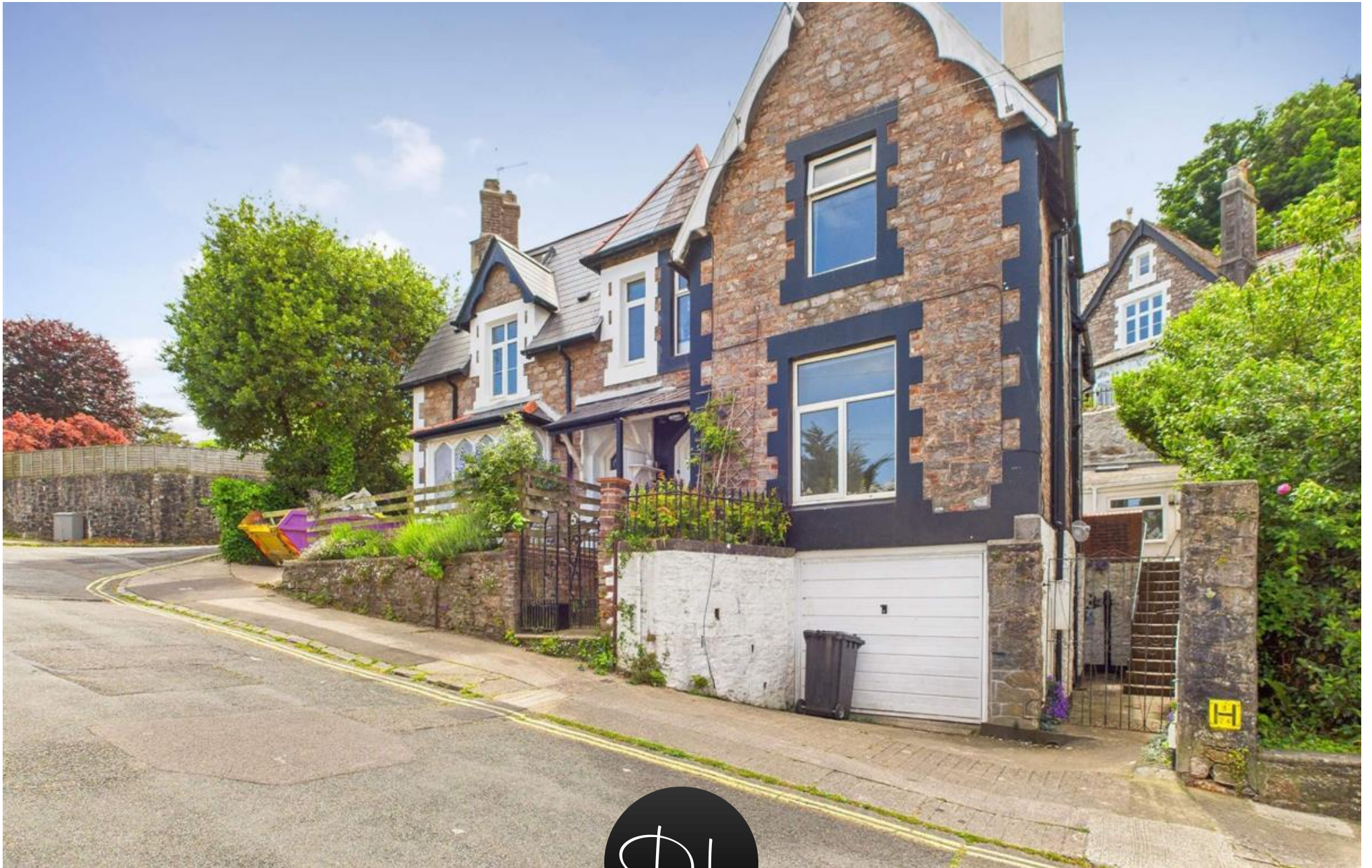




## SUMMARY

Four Self-contained Apartments | Approx. 10% Yield |  
Semi-detached Grade II Listed House | Private  
Entrance to all Apartments | Established Tenants |  
Freehold: Each Apartment on a Separate Lease |  
Torquay Harbour & Meadfoot Nearby



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[www.danielhobbin.uk/P-RS0153/](http://www.danielhobbin.uk/P-RS0153/)

**Address:** Meadfoot Lane, Torquay, TQ1 2BW

**Property type:** Block of Apartments

**Tenure:** Freehold

**Bedrooms:** 4

**Bathrooms:** 4

**Receptions:** 3

**Parking:** ✓

**Garden:** ✓



## DESCRIPTION

A fully let freehold investment property comprising four self-contained apartments within a semi-detached grade II listed property. The block is a freehold while each apartment is held on a 999-year lease from 2006, offering excellent long-term security and financing flexibility. The property also includes a garage with rental income.

All apartments are on Assured Shorthold Tenancies (ASTs) with established tenants, generating a combined rental income of approx. £32,220 per annum. Apartments 1, 2, and 4 have recently undergone full refurbishment.

With a location near Torquay's waterside and town centre, the property is in a highly desirable location for prospective tenants. A bustling harbour side is located nearby, offering a variety of amenities, including restaurants, cafes, and local attractions. In addition, Torre Abbey and The Princess Theatre are both situated close to the property, as well as Torquay's deep-water marina.

### Apartment 1:

This apartment features a stepped entrance that leads to a private door and reception area. A flight of stairs leads to apartment 1, which is located on the first floor. The apartment occupies the entire top floor and

features a spacious living room with a picturesque view of the surrounding area, a kitchen, a large bathroom, a double bedroom, and a separate W/C.  
Current rent: £710pcm  
Council tax band: A  
EPC: E

### Apartment 2:

The apartment is situated on the side of the property and can be accessed via a shared courtyard. It has a private entrance door leading to the kitchen, which connects to a sitting room with a shower room attached. The sitting room provides access to a double bedroom.  
Current rent: £725pcm  
Council tax band: A  
EPC: E

### Apartment 3:

The apartment is accessible through a private entrance located on the side of the property. From this central area, there is a living room and bedroom that are open plan, as well as a kitchen and a bathroom.  
Current rent: £525pcm  
Council tax band: A  
EPC: E

### Apartment 4:

The apartment can be accessed via a stepped approach leading to a shared

courtyard on the side of the property. With no neighbours above or below, it offers the privacy of a compact bungalow. A private entrance door leads into an open-plan living room and kitchen, while a good sized bedroom can be reached from the living room and a bathroom can be accessed from the kitchen.

Current rent: £625pcm  
Council tax band: A  
EPC: E

### Garage:

At the front of the building, there is a garage that is equipped with lighting and electricity. An up-and-over door gives access to the garage..  
Current rent: £100pcm

Annual Total: £32,220

### Tenure: Freehold

The property is held under a freehold title, with each individual flat held on a separate 999-year lease commencing from 2006.

Parking options: Garage

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains



**Flat 1**

Approximate total area<sup>(1)</sup>  
43.90 m<sup>2</sup>  
472.57 ft<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Flat 3**

Approximate total area<sup>(1)</sup>  
24.47 m<sup>2</sup>  
263.43 ft<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Flat 2**

Approximate total area<sup>(1)</sup>  
43.34 m<sup>2</sup>  
466.53 ft<sup>2</sup>

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**Flat 4**

Approximate total area<sup>(1)</sup>  
24.86 m<sup>2</sup>  
267.62 ft<sup>2</sup>

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**Garage**  
3.51 x 4.31 m  
11'6" x 14'1"

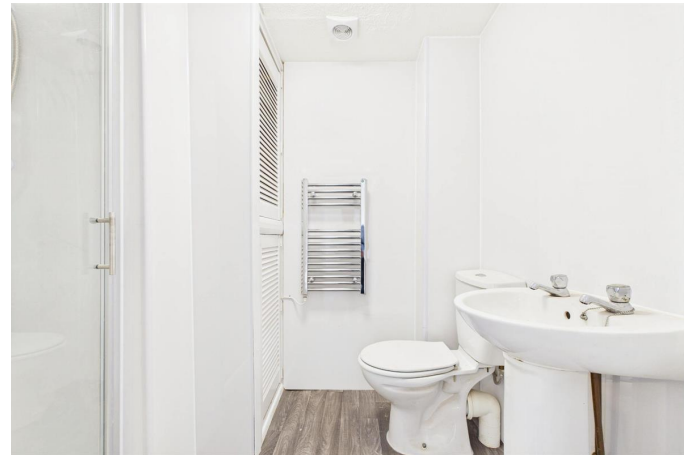
**Approximate total area<sup>(1)</sup>**

14.57 m<sup>2</sup>  
156.79 ft<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

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