

## Flats 3 & 4 Travis House & 5 Travis House

Ref No: 5290

Melville Street, Torquay, Devon, TQ2 5TA



## Freehold Residential Investment Opportunity

Arranged as Two 1-Bedroom and a 1-Bedroom House

Fully Let Producing Over 10% Gross Return

Centrally Located Close to Torquay Town Centre and Harbourside

No Gas - Each Unit with Individual Electric & Water Supplies

£200,000 Freehold

Interested in this property?

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## LOCATION

The property is located on Melville Street, a popular residential street positioned just a short walk from Torquay's town centre and Harbourside. This location is highly convenient for tenants, offering easy access to shops, restaurants, bars, the seafront and public transport links.

## DESCRIPTION

Flats 3, 4 & 5, Travis House represent an excellent opportunity to acquire a fully let, freehold residential investment. The property is arranged as three self-contained 1-bedroom units, with two flats and one house.

The freehold includes Flats 3, 4 & 5, with Flats 1 & 2 Travis House being separately owned under long leasehold titles. The long leaseholders of Flats 1 & 2 contribute towards the building's insurance and maintenance costs, helping to offset the landlord's outgoings.

All three units are currently tenanted on Assured Shorthold Tenancies (ASTs). The building is free from gas supply with each flat having its own water and electricity connections.

## TENURE

The property is offered for sale Freehold, subject to the existing Assured Shorthold Tenancies on each flat and the long leasehold interests on Flats 1 & 2.

## RENT SCHEDULE

- Flat 3: £650 pcm.
- Flat 4: £375 pcm.
- Flat 5: £500 pcm.

Current total confirmed income: £1,150 pcm (with Flat 4 TBC).

## SALE PRICE

An asking price of £200,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## COUNCIL TAX

All three flats are rated Council Tax Band A.

## EPC RATINGS

Flat 3: Rating E.  
Flat 4: Awaited.  
Flat 5: Rating C.

## VIEWING

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

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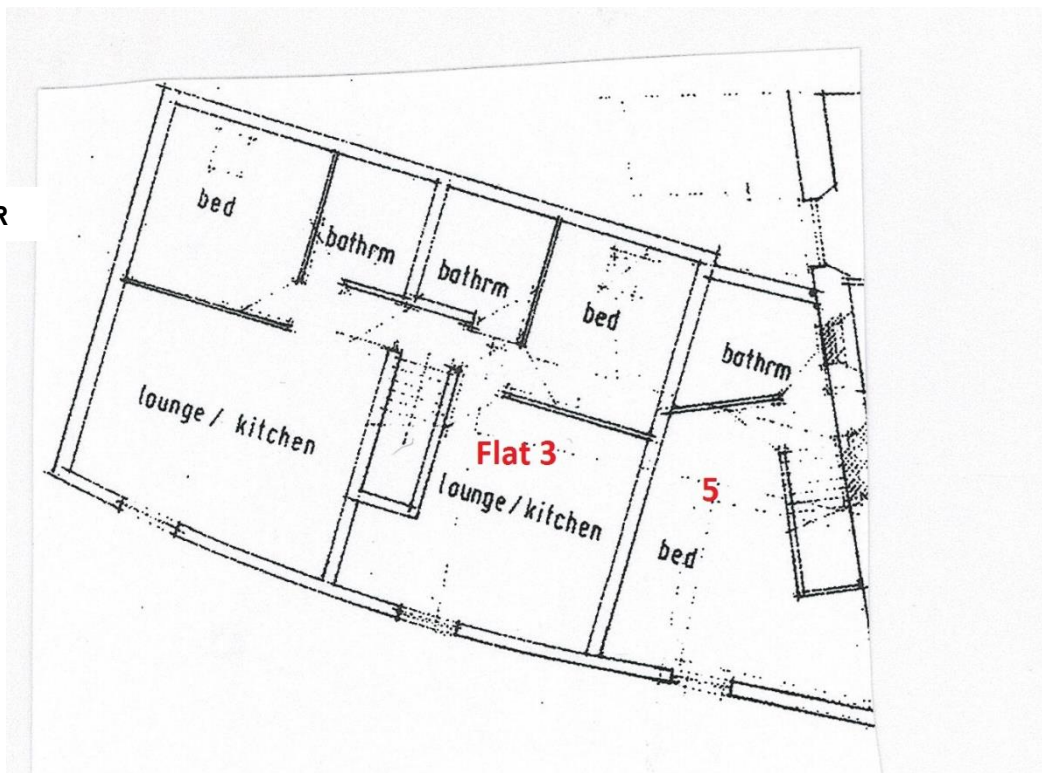
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### GROUND FLOOR



### FIRST FLOOR



[www.bettsworths.co.uk](http://www.bettsworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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