



Bond
Oxborough
Phillips

Changing Lifestyles

38 Well Street
Torrington
Devon
EX38 7BW

Asking Price: £325,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

38 Well Street, Torrington, Devon, EX38 7BW



- House of multiple occupancy
- Five lettable rooms for six people
- Two rooms with ensuites
- Communal kitchen, Living room & bathroom
- Store and cloakroom
- Occasional / guest room
- Licenced for the next five years
- 9.5% gross return
- EPC: C
- Current Council Tax Band: B

The property is sold fully furnished and with tenancies for each room in place with multiple long-standing tenants



A rare opportunity indeed!

This substantial property, run as a house of multiple occupancy since 2013, with license recently renewed for the next five years. It provides five lettable rooms for six people, (two with ensuites) as well as a communal bathroom. The property generates a good regular income providing a gross return currently of 9.5% based on the current yields. The rooms are let on an all-inclusive basis with all bills paid. The vendors inform us that their annual running cost of the building is currently £7000 per year and is fully inclusive of everything from heating, electric and water to internet and licencing. There is a communal sitting room and kitchen with two brand new ovens and hobs, a cloakroom and utility / store room as well as an occasional / guest room on the ground floor. The first of the room lets is also located on the ground floor towards the front of the building.

Three more room lets (one with an ensuite shower room) are located on the middle level along with a communal four piece bathroom. The remaining room let is on the second floor and has its own cloakroom.

The current vendor has really kept on top of things in the property allowing for a smooth transition onto the next owner providing an all ready to go income generator. For further information about this fantastic opportunity call our office today.



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As an indication each room varies in monthly income but currently produces the following:

Room 1: £400pcm

Room 2: £400pcm

Room 3: £390pcm

Room 4: £520pcm

Room 5: £520pcm + £346pcm

THE VENDOR INFORMS US THAT THE PROPERTY IS THOUGHT TO BE CONSTRUCTED OF PREDOMINATELY STONE, BRICK AND RENDER UNDER A SLATE ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS.

HEATING: GAS COMBI BOILER (NEW IN 2022)

MAINS WATER - MAINS ELECTRIC - MAINS DRAINAGE - LANDLINE TELEPHONE.

BROADBAND COVERAGE: SUPERFAST AVAILABLE UP TO 80MBPS (INFORMATION TAKEN FROM OFCOM CHECKER)

MOBILE PHONE COVERAGE: IS LIMITED INDOORS AND LIKELY OUTDOORS (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

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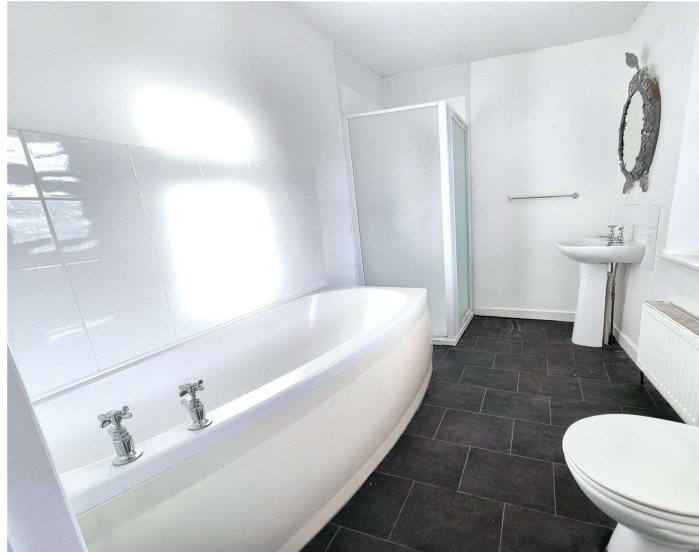
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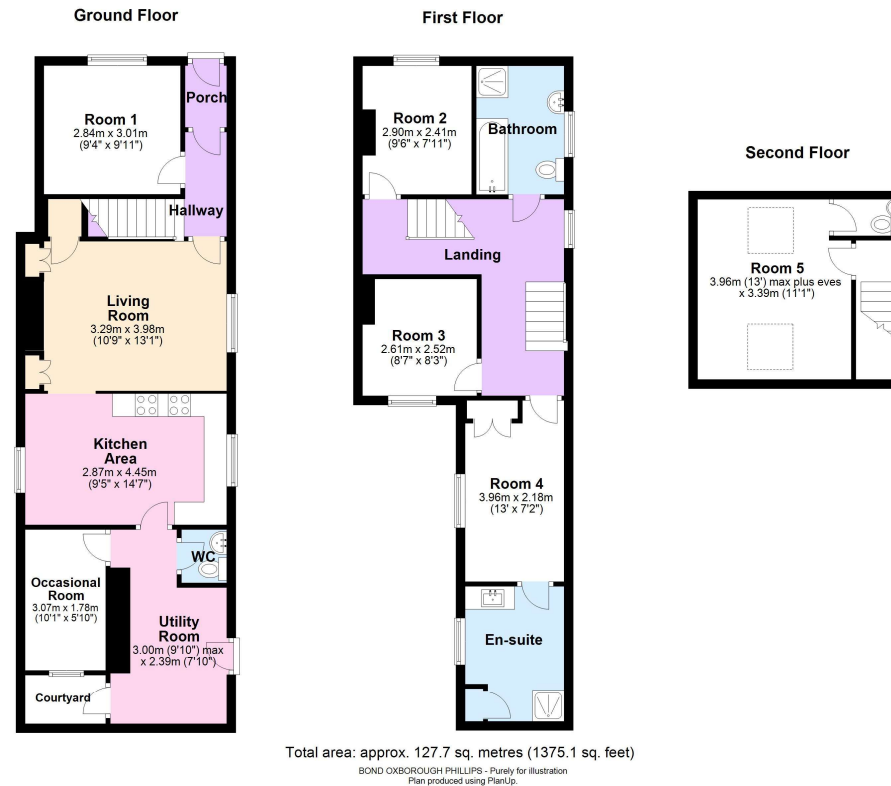
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Directions

On foot from our office in Well Street, continue East to the cross road. Continue straight over the junction to where the house is located immediately on the left hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

2 Well Street
Torrington
Devon

EX38 8EP

Tel: 01805 624 426

Email: torrington@bopproperty.com

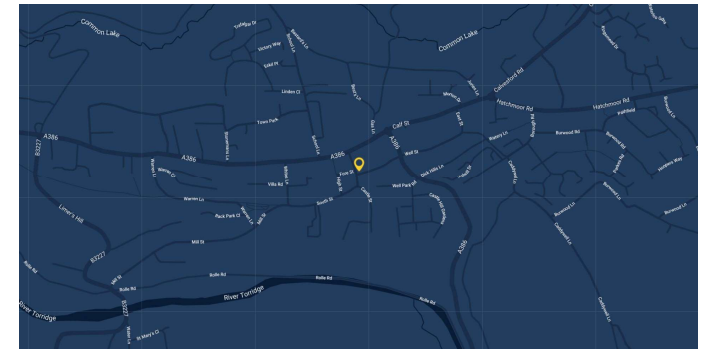
Have a property to sell or let?

If you are considering selling or letting your home,
please contact us today on 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to
contact the team at Bond
Oxborough Phillips Sales &
Lettings on

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for a free conveyancing
quote and mortgage advice.



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