



Meadfoot Road
Torquay TQ1 2LF
£625,000

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Winfields
Sales & Lettings

Winfields are delighted to present an outstanding investment opportunity in a charming period property, ideally situated near the scenic Daddyhole Plain and Meadfoot Beach. The well-maintained grounds are graced with mature trees and beautifully manicured shrubs, enhancing the appeal of this prime residential location. A spacious driveway offers ample parking for multiple vehicles and is bordered by attractive stone walling, leading to a private, well-tended lawn garden.

This unique property consists of eight fully tenanted apartments, each offering one to two bedrooms with individual layouts designed to maximise space. All apartments feature their own kitchen and bathroom facilities, ensuring comfort and convenience for tenants. While the property may benefit from minor updates, this is reflected in its competitive pricing, making it a highly attractive investment with substantial long-term potential.

- The property has 8 letting units
- Early viewing is recommended
- Situated in sought after location of Lincombes
- Ideal renovation potential

Apartment 1

Current owners accommodation comprising of: lounge/dining, kitchen, 2 bedrooms, ensuite, utility room and bathroom.

Apartment 7

1 Bedroom, Ensuite, Lounge, Kitchen/Dining

Apartment 8

1 Bedroom, Lounge/Kitchen/Dining, Bathroom

Apartment 6

Lounge/Kitchen/Dining, 1 Bedroom, Ensuite

Apartment 10a

Kitchen, bedroom/kitchen/lounge, shower room

Apartment 3

Lounge/kitchen/dining, 1 bedroom, bathroom

Apartment 10

Lounge/bedroom/dining, 1 bedroom, shower room, kitchen

Apartment 4

1 bedroom, bathroom, lounge/kitchen/dining

Apartment 2

1 bedroom, bathroom, lounge/kitchen/dining

Washing Room

A washing room with machines for occupiers to use.

Turnover

Current Gross Annual Turnover currently is £53,000 however there is scope to push this to £63,000 Per annum if the owners accommodation was let. or the property could be owner occupier.



FLOOR PLAN & E.P.C.



Lower Ground Floor
Floor area 119.4 m²
(1,285 sq.ft.)

Ground Floor
Floor area 142.1 m²
(1,530 sq.ft.)

First Floor
Floor area 119.8 m²
(1,290 sq.ft.)

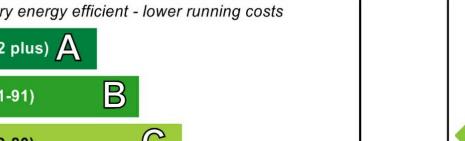
Second
Floor
Floor
area 14.1
m² (151
sq.ft.)

Annex
Floor area 57.1
m² (615 sq.ft.)

TOTAL: 452.5 m² (4,871 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating



A horizontal bar chart showing energy efficiency ratings from A to G. The scale is color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (dark orange), and G (red). Each rating is accompanied by a numerical range in parentheses and a large letter. The chart is divided into two main sections: 'Very energy efficient - lower running costs' (A-G) and 'Not energy efficient - higher running costs' (G). A large green arrow on the right points to the '57' rating, which falls within the D range (55-68).

Rating	Range (%)	Letter
Very energy efficient - lower running costs		
(92 plus)		A
(81-91)		B
(69-80)		C
(55-68)		D
(39-54)		E
(21-38)		F
(1-20)		G
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		



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