



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
- Situated in sought after location of Lincombes
- Ideal renovation potential
- Early viewing is recommended

#### 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 too £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 m<sup>2</sup>  
(1,285 sq.ft.)

Ground Floor  
Floor area 142.1 m<sup>2</sup>  
(1,530 sq.ft.)

First Floor  
Floor area 119.8 m<sup>2</sup>  
(1,290 sq.ft.)

Second Floor  
Floor area 14.1 m<sup>2</sup>  
(151 sq.ft.)

Annex  
Floor area 57.1 m<sup>2</sup>  
(615 sq.ft.)

**TOTAL: 452.5 m<sup>2</sup> (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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	77

England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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