

36 - 38 Winner Street

Paignton, Devon, TQ3 3BQ





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Substantial Residential Investment Opportunity
Comprising 8 x One Bedroom Flats, 2 x Two Bedroom Flats, and a Car Park
Fully Let – Producing a Rental Income of £55,488
Located in Paignton Town Centre Close to all Local Amenities
Viewing Highly Recommended

DESCRIPTION

A large freehold investment property located on Winner Street, in Paignton's town centre. The property is comprised of ten self-contained flats, arranged as 4x one-bedroom flats, 2x two-bedroom flats and a car park.

The flats are self-contained, with sub meters for electric and gas usage. Tenants are responsible for their own water and council tax.

When fully let the property produces an income of £55,488 per annum.

The car park at the rear has space for 5 vehicles, and the landlord lets these on an informal basis at a weekly rent of £8 per space.

Ref No: 4935

£525,000 Freehold

Interested in this property?

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The accommodation is accessed from the rear of Winner Street and briefly comprises: -

36 WINNER STREET

FLAT 1

KITCHEN

10' 9" x 12' 10" (3.27m x 3.91m)

BEDROOM

6' 5" x 15' 0" (1.96m x 4.58m)

SHOWER ROOM

With shower cubicle, WC and wash hand basin.

FLAT 2

BEDROOM

8' 0" x 15' 2" (2.44m x 4.63m)

LIVING ROOM

8' 2" x 13' 0" (2.48m x 3.96m)

KITCHEN

8' 6" x 6' 6" (2.59m x 1.99m)

BATHROOM

With bath, WC and wash hand basin.

FLAT 3 (2 BED MAISONETTE)

LIVING ROOM

13' 1" x 12' 10" (3.98m x 3.91m)

KITCHEN

11' 3" x 6' 2" (3.42m x 1.87m)

BATHROOM

With bath, WC and wash hand basin.

Stairs up to:-

BEDROOM 1

8' 4" x 13' 6" (2.55m x 4.11m)

BEDROOM 2

9' 5" x 14' 0" (2.88m x 4.26m)

FLAT 4

OPEN PLAN LIVING/KITCHEN AREA

13' 11" x 15' 1" (4.23m x 4.61m)

BEDROOM

10' 8" x 7' 7" (3.25m x 2.30m)

BATHROOM

With bath and shower over, WC and wash hand basin.

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FLAT 5

BEDROOM

11' 5" x 9' 0" (3.47m x 2.74m)

LIVING ROOM

12' 7" x 10' 2" (3.84m x 3.11m)

KITCHEN

6' 8" x 6' 10" (2.02m x 2.09m)

BATHROOM

With bath, WC and wash hand basin.

38 WINNER STREET

FLAT 1

Accessed from the front of the property on Winner Street.

LIVING ROOM/KITCHEN

15' 9" x 14' 1" (4.81m x 4.29m)

BEDROOM

12' 3" x 8' 6" (3.73m x 2.60m)

BATHROOM

6' 3" x 5' 6" (1.90m x 1.68m)

FLAT 2

Access via communal hallway at rear of property.

LIVING ROOM/KITCHEN

15' 9" x 13' 9" (4.79m x 4.19m)

BEDROOM

11' 9" x 8' 10" (3.59m x 2.69m)

BATHROOM

6' 2" x 4' 7" (1.88m x 1.40m)

FLAT 3

Accessed via communal hallway at rear of property.

LIVING ROOM

13' 11" x 7' 10" (4.24m x 2.40m)

KITCHEN

8' 8" x 6' 0" (2.65m x 1.83m)

BEDROOM

10' 7" x 7' 8" (3.23m x 2.33m)

BATHROOM

5' 5" x 5' 5" (1.66m x 1.65m)

FLAT 4

Accessed via communal hallway at rear of property.

LIVING ROOM

10' 7" x 9' 11" (3.22m x 3.01m)

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KITCHEN

6' 10" x 6' 5" (2.08m x 1.95m)

BEDROOM

11' 1" x 6' 10" (3.37m x 2.08m)

BATHROOM

7' 1" x 3' 11" (2.16m x 1.20m)

FLAT 5

Independent access at the rear of the property.

LIVING ROOM/KITCHEN

18' 3" x 9' 3" (5.55m x 2.82m)

BEDROOM

9' 7" x 8' 10" (2.91m x 2.70m)

BEDROOM

11' 5" x 8' 3" (3.47m x 2.51m)

BATHROOM

7' 3" x 5' 3" (2.20m x 1.60m)

LANDLORDS STORE

14' 2" x 7' 2" (4.33m x 2.18m)

Located at the rear of the property.

EXTERNAL

At the rear of the property is a car park, with spaces for 5 vehicles. The landlord rents these on an informal basis at a weekly rental of £8 per space.

TENURE

The property is offered for sale freehold, subject to the occupational tenancies and the long leasehold of the ground floor shop in 36 Winner Street.

COMMERCIAL UNIT – 36 WINNER STREET

The commercial unit has been sold off on a 999-year lease. The leaseholder is responsible for 1/3 contribution towards roof repairs and building insurance for 36 Winner Street.

UTILITIES

The flats all have their own water supply and are sub metered for electricity with coin fed meters.

The flats in 38 Winner Street are sub metered for gas and the landlord charges the tenants for their respective usage.

COUNCIL TAX BANDS

All the flats are rated as Council Tax Band A.

EPC RATINGS

All the flats are currently achieving an EPC rating of an E.

RENT SCHEDULE

36 WINNER STREET

FLAT NO.	RENT
Flat 1	£495 PCM
Flat 2	£420 PCM
Flat 3	£650 PCM
Flat 4	£475 PCM
Flat 5	£450 PCM

38 WINNER STREET

FLAT NO.	RENT
Flat 1	£360 PCM
Flat 2	£450 4 Weekly
Flat 3	£337.50 PCM
Flat 4	£450 PCM
Flat 5	£499 PCM

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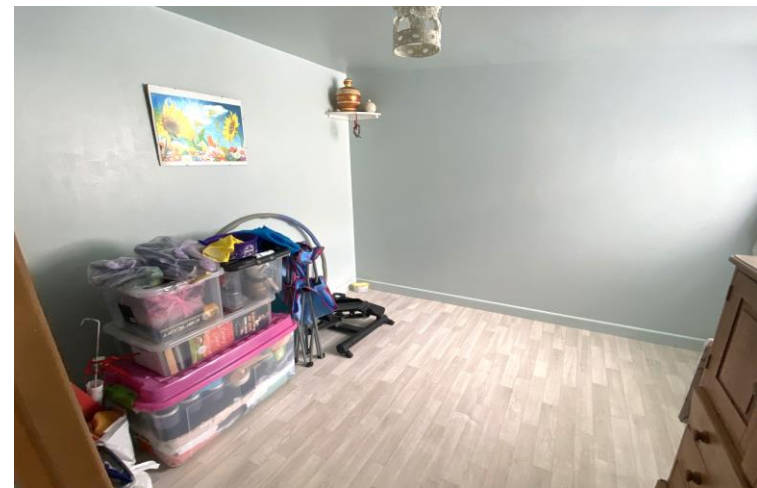
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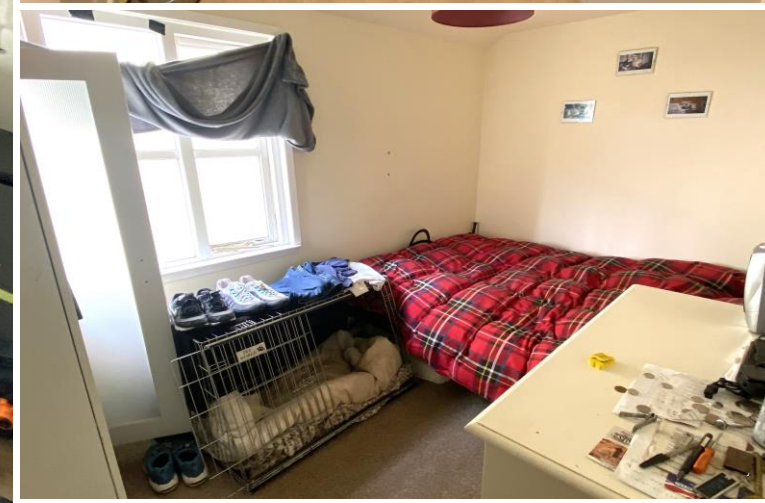
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