

28 New Street

Ref No: 4307

Paignton, Devon, TQ3 3HN



Established Residential Investment in Central Paignton

4 x One Bedroom Flats Close to Paignton's Town Centre

Generating an Income of £24,300 Per Annum (Fully Let)

Recently Improved with Energy Efficiency Measures

Viewing Highly Recommended

£259,950 Freehold

Interested in this property?
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28 New Street

Paignton, Devon, TQ3 3HN

DESCRIPTION

Mid-terrace freehold investment property located on New Street, Paignton. The property is comprised of four 1-bedroom flats generating a gross income of £24,300 per annum (when fully let).

The flats have recently been renovated with energy efficiency improvements and are currently awaiting renewed EPC assessments.

We are informed that the EPC's for all four of the flats are expected to achieve a minimum C rating.

The improvements include air source heat pumps, linked radiators, solar panels, and internal wall insulation on external walls. Some of the flats have also benefited from recent decoration following completion of these works.

The flats are all separately metered for utilities and each flat is responsible for their own council tax.

The accommodation briefly comprises:-

FLAT 4 – LET AT £475 PCM

Flat 4 is split across the ground and first floor with access to each room through the communal hallway.

LOUNGE/KITCHEN

13' 1" x 12' 10" (3.98m x 3.92m)

BEDROOM

10' 1" x 10' 9" (3.08m x 3.27m)

WC

SHOWER ROOM

FLAT 1 – LET AT £575 PCM

LOUNGE

15' 6" x 11' 2" (4.72m x 3.41m)

KITCHEN

9' 9" x 8' 2" (2.97m x 2.50m)

CONSERVATORY

12' 0" x 9' 0" (3.65m x 2.75m)

With doors to rear garden.

BEDROOM

13' 3" x 10' 3" (4.03m x 3.13m)

BATHROOM

7' 2" x 6' 5" (2.19m x 1.95m)

WC

FLAT 2 – TO BE MARKETED AT £525 PCM

KITCHEN

9' 11" x 6' 7" (3.03m x 2.00m)

LOUNGE

12' 3" x 10' 3" (3.73m x 3.12m)

BEDROOM

10' 10" x 9' 9" (3.29m x 2.96m)

EN-SUITE SHOWER ROOM

6' 4" x 4' 8" (1.94m x 1.41m)

FLAT 3 – LET AT £475 PCM

LOUNGE

13' 5" x 10' 11" (4.08m x 3.34m)

KITCHEN

7' 4" x 6' 2" (2.24m x 1.87m)

BEDROOM

13' 6" x 7' 6" (4.11m x 2.28m)

EN-SUITE

EXTERNAL

There is a small hardstanding area to the front, currently used for bin storage.

To the rear of the property is a garden which Flat 1 has exclusive use of.

UTILITIES

The flats are individually metred for electric and water which each tenant is responsible for.

COUNCIL TAX BANDS

Each flat is rated band A for council tax purposes.

EPC RATINGS

Flat 1 – C.

Flat 2 – C.

Flat 3 – B.

Flat 4 – B.

VIEWING

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

www.bettesworths.co.uk

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