

# Brent Court

15 Brent Road, Paignton, Devon, TQ3 3AR





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**Investment Opportunity – Residential Block of Flats with Additional Garages**  
**Purpose-Built Residential Investment Opportunity of Four Flats & Garages**  
**Rental Income of £36,000 Per Annum (When Fully Let)**  
**Well-Proportioned One-Bedroom Flats – Each Flat Approximate. GIA of 36m<sup>2</sup>**  
**Let Exclusively to Over 55s, Ensuring a Quiet, Low-Turnover Investment**  
**Four Garages (Two Let, Two Vacant with Letting Potential)**

## LOCATION

Brent Court is conveniently situated in Paignton, a popular seaside town in South Devon and forming part of Torbay, lovingly referred to as the English Riviera.

The property is located in a quiet residential area at the end of a cul-de-sac. It is close to a range of local shops, healthcare facilities and public transport links, making it an attractive location for residents. Paignton town centre, with its array of amenities, train station and seafront, is only a short distance away, and the area is well-connected to Torquay, Brixham and the wider South Devon region via major road networks and public transport options.

## DESCRIPTION

Brent Court is a well-positioned residential investment comprising 4x self-contained flats and a block of 4x garages. The flats were purpose built in 1998, with separate living room, kitchen, bathroom and bedroom. They have an approximate gross internal area of 36m<sup>2</sup>. All the flats are a mirror image and have been maintained to a good standard over the years.

All of the flats are currently tenanted. Three of the flats are occupied by long-term tenants of at least seven years. The flats are let to over 55s only, which has resulted in a quiet, stable, and low-maintenance investment property.

Two of the garages are currently let to the flat tenants, with two further garages empty and ready to let. These could be included within the rentals of the flats to increase value or let separately for higher rental return.

The property benefits from a gated entrance and a cul-de-sac location, giving it a private and exclusive feel. There is onsite parking for at least two cars.

Ref No: 4910

Offers in Excess of £425,000 Freehold

Interested in this property?

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## INVESTMENT POTENTIAL

The potential to increase revenue from the vacant garages, makes this an attractive investment opportunity. With a gross yield of approximately 8.47% (when fully let), Brent Court offers strong returns for investors seeking a secure residential asset in South Devon.

## UTILITIES

Each flat is connected to electric, mains water and drainage. The flats are each independently metered for utilities.

## TENURE

Available freehold, subject to the residential ASTs.

## PRICE

Offers in excess of £425,000.

## COUNCIL TAX

Each flat has a council tax of band A. Tenants are responsible for their own council tax.

## EPC RATING

Flat 1: E

Flat 2: D

Flat 3: E

Flat 4: E

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

## RENT SCHEDULE

|        | Garage Included Y/N | Rent (PCM)    | Rent (PA)      |
|--------|---------------------|---------------|----------------|
| Flat 1 | Yes                 | £750          | £9,000         |
| Flat 2 | No                  | £700          | £8,400         |
| Flat 3 | No                  | £700          | £8,400         |
| Flat 4 | Yes                 | £750          | £9,000         |
|        |                     | <b>£2,900</b> | <b>£34,800</b> |

Interested in this property?

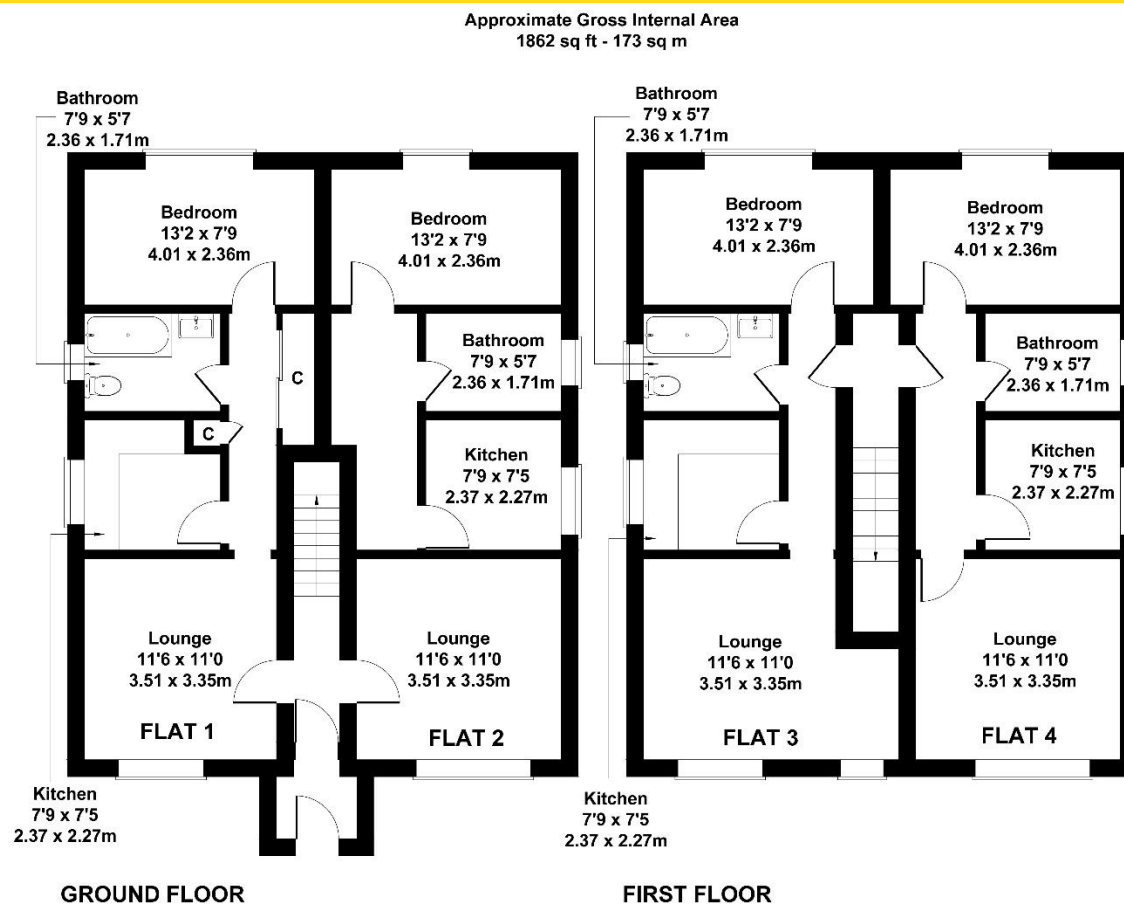
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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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