



BUY TO LET PORTFOLIO

3 x Properties in Brixham

- Flat 16 Seaway Court, Brixham, Devon, TQ5 8NJ
- Flat 24 Seaway Court, Brixham, Devon, TQ5 8NJ
- 29 Rea Barn Road, Brixham, Devon, TQ5 8ED



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Three Rented Properties Offered Together as One Sale

All 3 Let on Assured Shorthold Tenancies

Current Combined Income £26,100 Per Annum

Discount Applied for Group Sale - Opportunity to Add to Existing Portfolio or Break up for Profit

2 x 2 Bedroom Purpose Built Apartments & 1 x 3 Bedroom Extended Semi-Detached House

DESCRIPTION

We have received instructions to market a portfolio of three buy to let properties as one lot. The properties comprise two x 2 bedroom apartments in Seaway Court, New Road, Brixham and an extended 3 bedroom semi-detached family home on Rea Barn Road, Brixham.

The properties are all currently rented under Assured Shorthold Tenancies. The current combined rental income is £26,100 per annum.

This portfolio sale offers the opportunity to add three quality units to an existing portfolio, or to commence a new buy to let portfolio at a discounted price. The discounted rate on the portfolio also offers the opportunity for purchasers to buy and sell the units individually to realise a potential capital profit.

Ref No: 4972

£400,000

Interested in this property?

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THE PROPERTIES

FLAT 16 SEAWAY COURT, 79 NEW ROAD, BRIXHAM, TQ5 8NJ

A second floor, two bedroom apartment in a purpose built block with allocated residents parking.

The property comprises:-

HALL

LIVING ROOM

11' 11" x 10' 7" (3.64m x 3.23m)

BEDROOM 1

10' 7" x 7' 1" (3.23m x 2.16m)

BEDROOM 2

8' 10" x 9' 9" (2.7m x 2.96m)

KITCHEN

7' 0" x 13' 1" (2.13m x 4m)

BATHROOM

6' 11" x 7' 0" (2.11m x 2.14m)

The property has double glazing and is heated by electric panel heaters.

The flat is let on an Assured Shorthold Tenancy at a rent of £550 pcm (£6,600 per annum).

FLAT 24 SEAWAY COURT, 79 NEW ROAD, BRIXHAM, TQ5 8NJ

A third floor, two bedroom apartment in a purpose built block with allocated residents parking.

The property comprises:-

HALL

LIVING ROOM

11' 11" x 10' 7" (3.64m x 3.23m)

BEDROOM 1

10' 7" x 7' 1" (3.23m x 2.16m)

BEDROOM 2

8' 10" x 9' 9" (2.7m x 2.96m)

KITCHEN

7' 0" x 13' 1" (2.13m x 4m)

BATHROOM

6' 11" x 7' 0" (2.11m x 2.14m)

The property has double glazing and is heated by electric panel heaters.

The flat is let on an Assured Shorthold Tenancy at a rent of £525 pcm (£6,300 per annum).

Interested in this property?

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29 REA BARN ROAD, BRIXHAM, TQ5 9ED

A substantial, 3 bedroom semi-detached end of terrace house in a row of only three.

The property has been recently extended to create a fantastic kitchen/dining area.

The property benefits from off street parking and a rear garden.

The property comprises:-

FRONT GARDEN

With steps up to front door.

HALL

LIVING ROOM & KITCHEN/DINER

32' 10" x 11' 5" (10m x 3.49m)

Including extension and brand new kitchen.

WC

UTILITY AREA

FIRST FLOOR

BEDROOM 1

12' 11" x 10' 4" (3.94m x 3.15m)

BEDROOM 2

10' 10" x 10' 8" (3.3m x 3.25m)

BEDROOM 3

6' 8" x 7' 5" (2.03m x 2.25m)

BATHROOM

With bath and shower, wash hand basin and WC.

The property is currently occupied under an Assured Shorthold Tenancy at a rent of £1,110 pcm (£13,200 per annum).

COUNCIL TAX BANDS

Flat 16 Seaway Court A

Flat 24 Seaway Court A

29 Rea Barn Road C

EPC RATINGS

Flat 16 Seaway Court D (expired)

Flat 24 Seaway Court D

29 Rea Barn Road D

TENURE

We are informed that the properties are held on the following tenures:

16 Seaway Court is held on 199 year lease from 1983 (158 years remaining). There is a £26 per annum ground rent and this year's service charge of £1,000 per annum.

24 Seaway Court is held on 199 year lease from 1983 (158 years remaining). There is a £26 per annum ground rent and this year's service charge of £1,000 per annum.

29 Rea Barn Road - we are informed that the tenure of the property is freehold.

LEGAL COSTS

Each party are to bear their own legal costs incurred in any transaction.

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths.

Interested in this property?

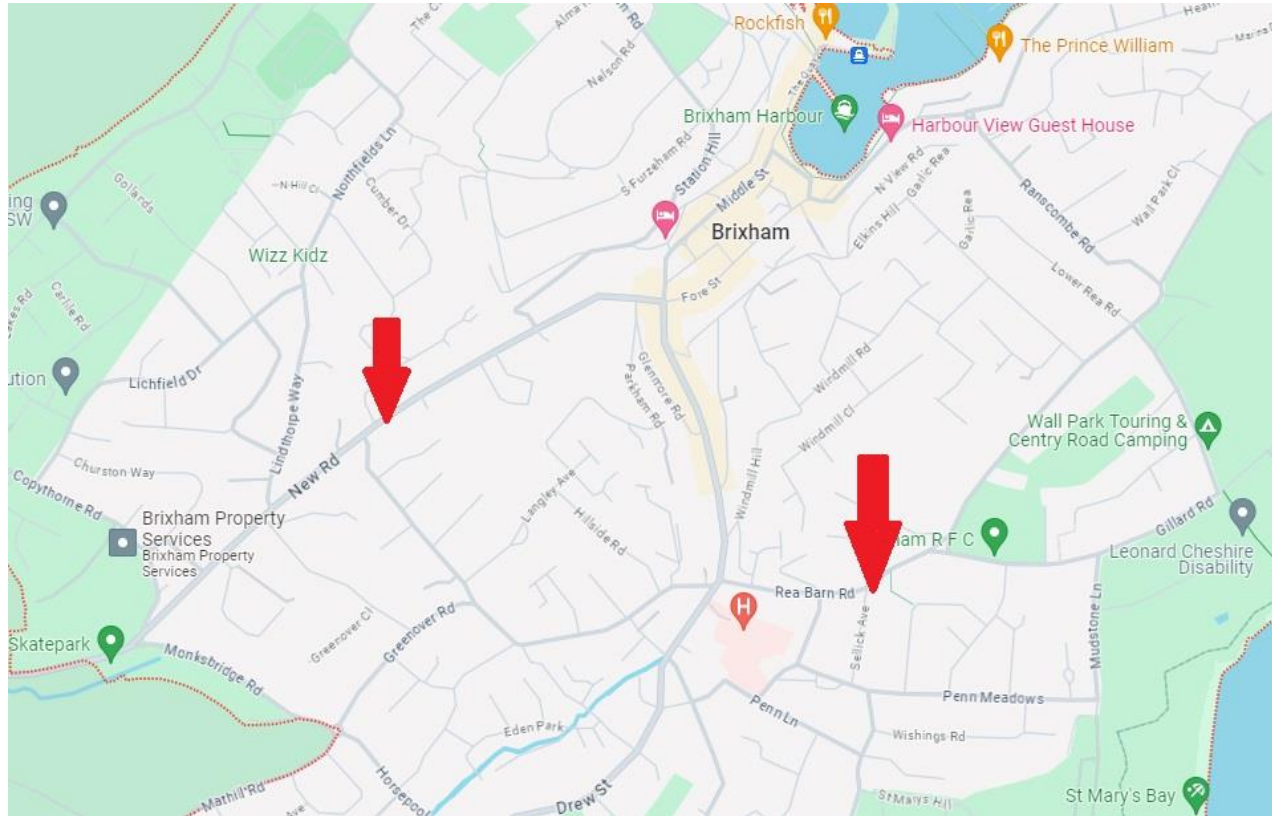
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IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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