

# 31 St Michaels Road

Ref No: 3248

Paignton, Devon, TQ4 5LP



## Residential Investment Opportunity – Fully Managed HMO

Let to Plexus UK Ltd – Providing Sheltered Housing

Let at £21,840 Per Annum on a 5 Year Lease

7 Bedroom Licensed HMO with En-Suite Facilities

Fully Managed and Tenanted by Plexus UK Ltd

Offers in Excess of £250,000 Freehold

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# 31 St Michaels Road

Paignton, Devon, TQ4 5LP

## LOCATION

Situated in a residential area of Paignton well supported by public transport links. The property is less than a mile from the town centre and most of the local amenities.

## DESCRIPTION

Previously run by as a 7 bed HMO. The property is now let on a 5 year lease from February 2020 to Plexus UK (First Project) Limited. Plexus UK LTD is part of The Mears Group which provides sheltered accommodation. The property is managed and sublet by the Plexus UK LTD, whilst paying a guaranteed rent of £21,840pa. The house has been refurbished through out to create 6 en-suite bedrooms with 1 further bedroom with the use of a separate private bathroom.

The accommodation briefly comprises:-

## ENTRANCE

### COMMUNAL ENTRANCE

Leading to room 1-3, communal kitchen & utility room. Bedrooms are each fitted with card electric meters and fuses. 6 of the bedrooms have en suite facilities, well appointed in a modern style. The rooms are furnished.

### COMMUNAL KITCHEN

Smartly presented with ample storage space. Communal cooker and white goods.

### UTILITY ROOM

8' 6" x 5' 7" (2.6m x 1.7m)

Stairs to **FIRST FLOOR**

### ROOM 1

12' 10" x 12' 6" (3.9m x 3.8m)  
Maximum. Including en-suite.

### ROOM 2

11' 10" x 13' 5" (3.6m x 4.1m)  
Maximum. Including en-suite.

### ROOM 3

13' 9" x 11' 10" (4.2m x 3.6m)  
Maximum. Including en-suite.

## SECOND FLOOR

### ROOM 4

9' 6" x 14' 5" (2.9m x 4.4m)  
Maximum. With separate private bathroom.

### ROOM 5

12' 6" x 12' 10" (3.8m x 3.9m)  
Maximum. Including en-suite.

### ROOM 6

13' 5" x 11' 10" (4.1m x 3.6m) Max.  
Including en-suite.

### ROOM 7

13' 9" x 11' 10" (4.2m x 3.6m) Max.  
Including en-suite.

## EXTERIOR

To the rear of the property there is an enclosed courtyard shared with the commercial premises next door for the use of bins. To the front of the premises there is communal space for the use of tenants.

## LEASE

The property is let to Plexus UK (First Project) LTD on a 5 year lease from February 2020.

## COUNCIL TAX BAND C

## EPC RATING E

## VIEWING

Is strictly by appointment with the Agents, Bettesworths. Tel. 01803 212021.

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



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