

25 Colley End Road

Ref No: 4379

Paignton, Devon, TQ3 3DF



Residential Buy-to-Let Investment in Central Paignton

Comprising of 2x One Bedroom Flats

Gross Rental Income of £13,200 Per Annum

First Floor Flat Recently Refurbished Throughout

Viewing Highly Recommended

Offers in Excess of £160,000 Freehold





25 Colley End Road

Paignton, Devon, TQ3 3DF

DESCRIPTION

A mid-terraced buy-to-let opportunity in central Paignton. Within easy walking distance from Paignton town centre and its amenities, as well as Paignton's seafront and harbour.

The property is comprised of two 1-bedroom flats, with the first floor flat having been recently refurbished.

The property is accessed via the rear of the property, which is reached via a covered archway, under one of the neighbouring properties.

The accommodation briefly comprises:-

GROUND FLOOR FLAT (25)

KITCHEN

12' 2" x 5' 3" (3.7m x 1.6m) (max)

LOUNGE

17' 9" x 10' 6" (5.4m x 3.2m) (max)

BEDROOM

10' 6" x 8' 6" (3.2m x 2.6m)

SHOWER ROOM

FIRST FLOOR FLAT (25A)

Accessed via a metal external staircase.

LOUNGE

13' 1" x 9' 10" (4m x 3m) (overall size)

KITCHEN

7' 10" x 6' 11" (2.4m x 2.1m) (overall size)

BEDROOM

12' 10" x 8' 6" (3.9m x 2.6m) (overall)

SHOWER ROOM

OUTSIDE

Both flats are accessed via the rear of the property. Access to the rear is via a shared walkway under an archway to the side.

To the rear of the property is an outhouse, suitable for storage.

Behind the outhouse is a terraced garden space.

Agents Note. The front elevation has been recently freshly painted.

TENURE

The freehold of the property is offered for sale.

The property benefits from 999-year leases in place for each of the two flats, which will transfer with the purchase of the freehold.

RENTS

The ground floor flat is currently let at £500 pcm. The first-floor flat is currently let at £600 pcm.

COUNCIL TAX BAND

25 Colley End Road – A. 25a Colley End Road – A.

EPC RATINGS

25 Colley End Road - Awaited. 25a Colley End Road - E.

VIEWING

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



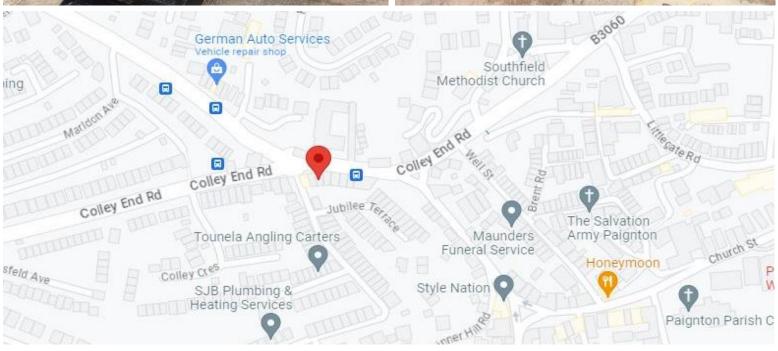


25 Colley End Road

Paignton, Devon, TQ3 3DF







www.bettesworths.co.uk 29/30 Fleet Street Torquay Devon TQ1 1BB



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.

