

Flats 1-12, 1 Orchard Gardens

Ref No: 3549

Teignmouth, Devon, TQ14 8DP



A Substantial Victorian Property Arranged as 12 Residential Flats

Rent of £415 Per Calendar Month Each

Potential Income of £59,760 Per Annum

Great Location Close to Town Centre and Seafront

Highly Recommended Residential Investment 9.2% Gross Yield

£650,000 Freehold

Interested in this property?

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DESCRIPTION

The property comprises a substantial corner property occupying a great location, close to the town centre and seafront.

The property comprises 12 residential flats which are let on Assured Shorthold Tenancy Agreement at £415 per calendar month, giving a gross potential income of £59,760 per annum.

The building was extensively repaired in recent years following a fire and now offers purchasers an excellent residential investment opportunity.

The accommodation briefly comprises:-

FLAT 3

KITCHEN

10' 8" x 6' 7" (3.26m x 2.01m)

BATHROOM

With shower cubicle wash hand basin and WC.

Steps from Kitchen down to front door.

LIVING/BEDROOM

14' 5" x 10' 9" (4.39m x 3.28m)

FLAT 1

KITCHEN

8' 11" x 11' 9" (2.73m x 3.59m)

Door to:-

LIVING/BEDROOM

10' 6" x 13' 6" (3.21m x 4.11m)

With door to:-

SHOWER ROOM

FLAT 2

LIVING ROOM

12' 8" x 8' 5" (3.87m x 2.57m)

BEDROOM

8' 6" x 13' 11" (2.60m x 4.23m)

KITCHEN

10' 1" x 8' 11" (3.07m x 2.72m)

FLAT 7

LIVING/BEDROOM

11' 7" x 18' 10" (3.52m x 5.74m)

With steps to:-

SHOWER ROOM

With shower, wash hand basin and WC.

KITCHEN

13' 10" x 10' 4" (4.22m x 3.15m)

(WC on communal landing).

FLAT 8

KITCHEN

8' 11" x 9' 8" (2.72m x 2.95m)

LOUNGE

10' 6" x 15' 2" (3.20m x 4.63m)

BEDROOM

11' 8" x 8' 6" (3.56m x 2.59m)

With shower cubicle.

WASH ROOM

With WC and wash hand basin.

FLAT 9

BEDROOM

8' 11" x 12' 3" (2.72m x 3.73m)

With shower cubicle.

LIVING/KITCHEN

19' 4" x 12' 2" (5.89m x 3.70m)

(WC on communal landing).

FLAT 10

SHOWER ROOM

With shower cubicle, wash hand basin and WC.

KITCHEN

4' 6" x 12' 0" (1.36m x 3.65m)

LIVING/BEDROOM

11' 3" x 13' 11" (3.43m x 4.25m)

FLAT 5

LIVING/BEDROOM

14' 10" x 14' 9" (4.53m x 4.50m)

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KITCHEN

8' 10" x 6' 11" (2.68m x 2.11m)

SHOWER ROOM

With wash hand basin.
(WC on communal landing).

FLAT 6

KITCHEN

13' 8" x 12' 8" (4.16m x 3.86m)

LOUNGE

14' 6" x 13' 5" (4.42m x 4.08m)

SHOWER ROOM

With WC and shower cubicle.

BEDROOM

9' 10" x 11' 5" (2.99m x 3.47m)
With wash hand basin.

FLAT 11

LIVING/BEDROOM

18' 0" x 11' 0" (5.49m x 3.36m)

KITCHEN

7' 2" x 8' 7" (2.19m x 2.62m)

SHOWER ROOM

With shower cubicle, wash hand basin and WC.

FLAT 12

LIVING ROOM

9' 3" x 15' 10" (2.82m x 4.82m)

SHOWER ROOM

With shower cubicle, wash hand basin and WC.

BEDROOM

10' 2" x 8' 6" (3.11m x 2.60m)

KITCHEN

7' 0" x 7' 6" (2.14m x 2.28m)

FLAT 4

LOUNGE

14' 7" x 16' 4" (4.45m x 4.98m)

KITCHEN

12' 2" x 9' 6" (3.72m x 2.90m)

BEDROOM

11' 5" x 10' 6" (3.47m x 3.20m)

SHOWER ROOM

With shower cubicle, wash hand basin and WC.

From ground floor hallway a door leads to:-

LANDLORD'S OFFICE

Stairs down to:-

CELLAR

(With potential to convert to living accommodation, subject to permission).

EXTERIOR

Private car park for 5-6 vehicles at the rear.

EPC RATINGS

Flat 1 - D.	Flat 2 - D.
Flat 3 - D.	Flat 4 - D.
Flat 5 - D.	Flat 6 - D.
Flat 7 - D.	Flat 8 - D.
Flat 9 - D.	Flat 10 - D.
Flat 11 - D.	Flat 12 - D.

COUNCIL TAX BAND

Flat 1 - A.	Flat 2 - A.
Flat 3 - A.	Flat 4 - A.
Flat 5 - A.	Flat 6 - A.
Flat 7 - A.	Flat 8 - A.
Flat 9 - A.	Flat 10 - A.
Flat 11 - A.	Flat 12 - A.

NOTE

The property is currently managed by Team2, who would be happy to offer management services to the purchasers - contact lee@team2.co.uk. Tel. 01803 200842.

VIEWING

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

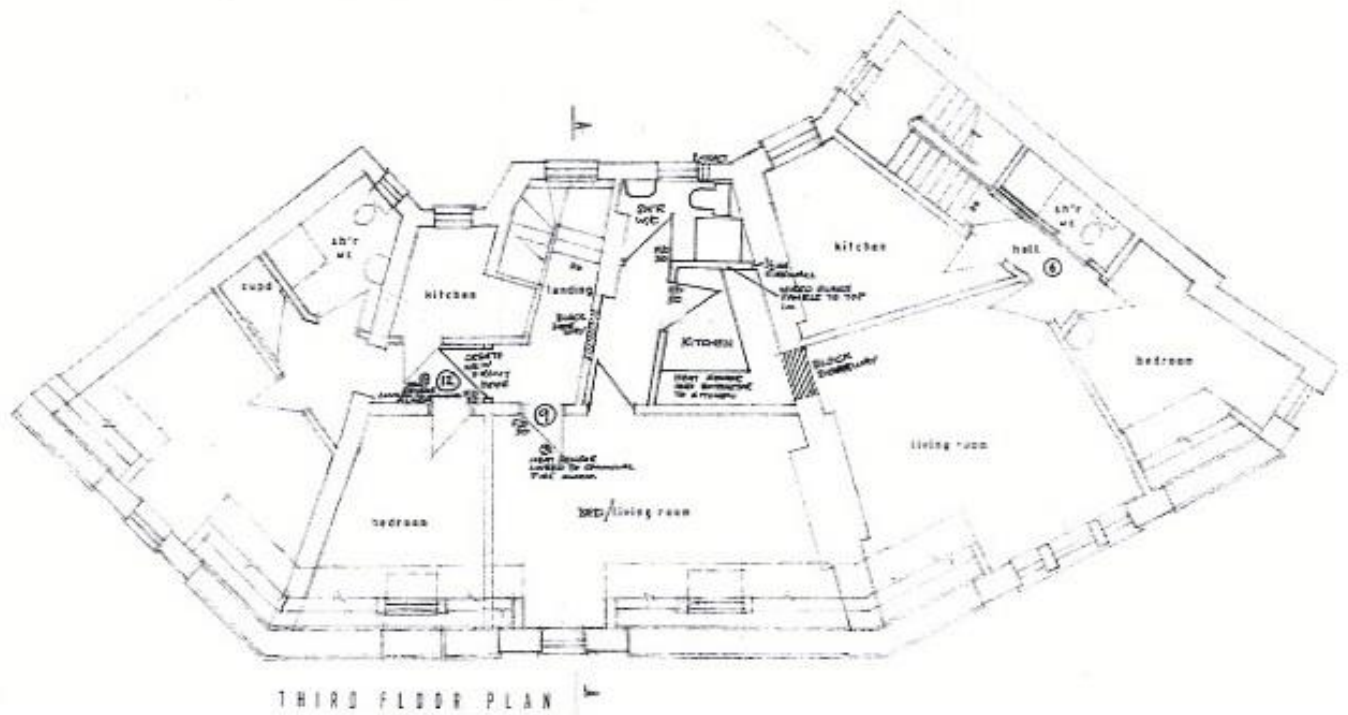
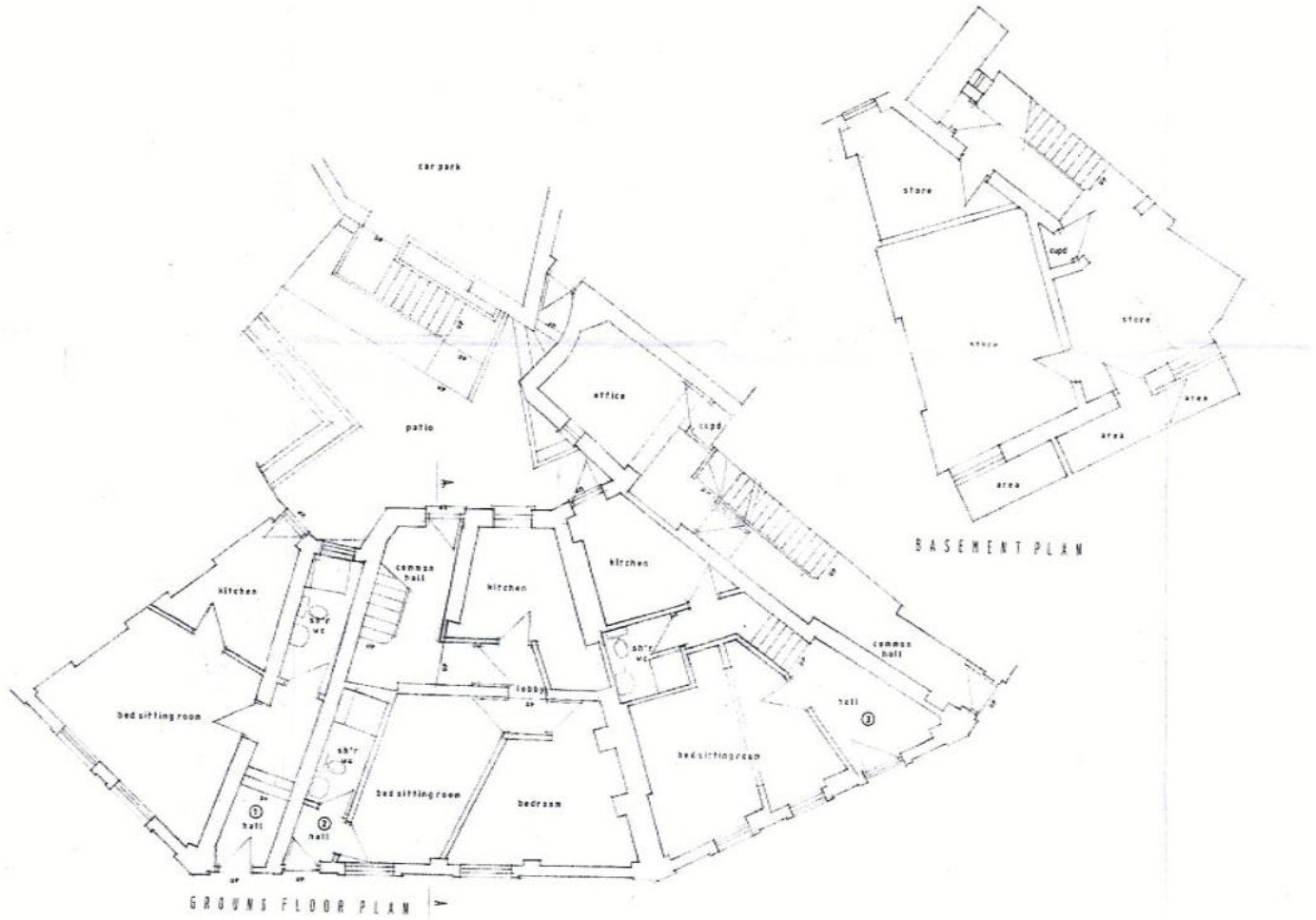
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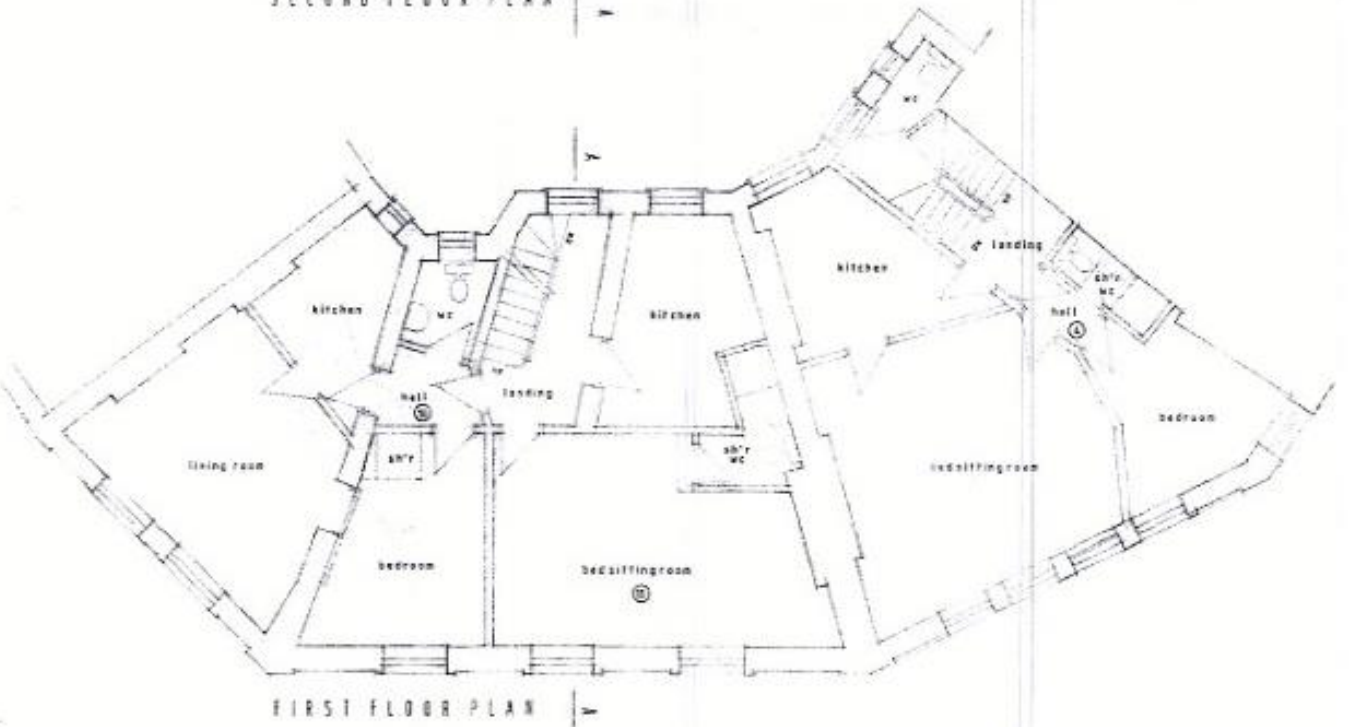
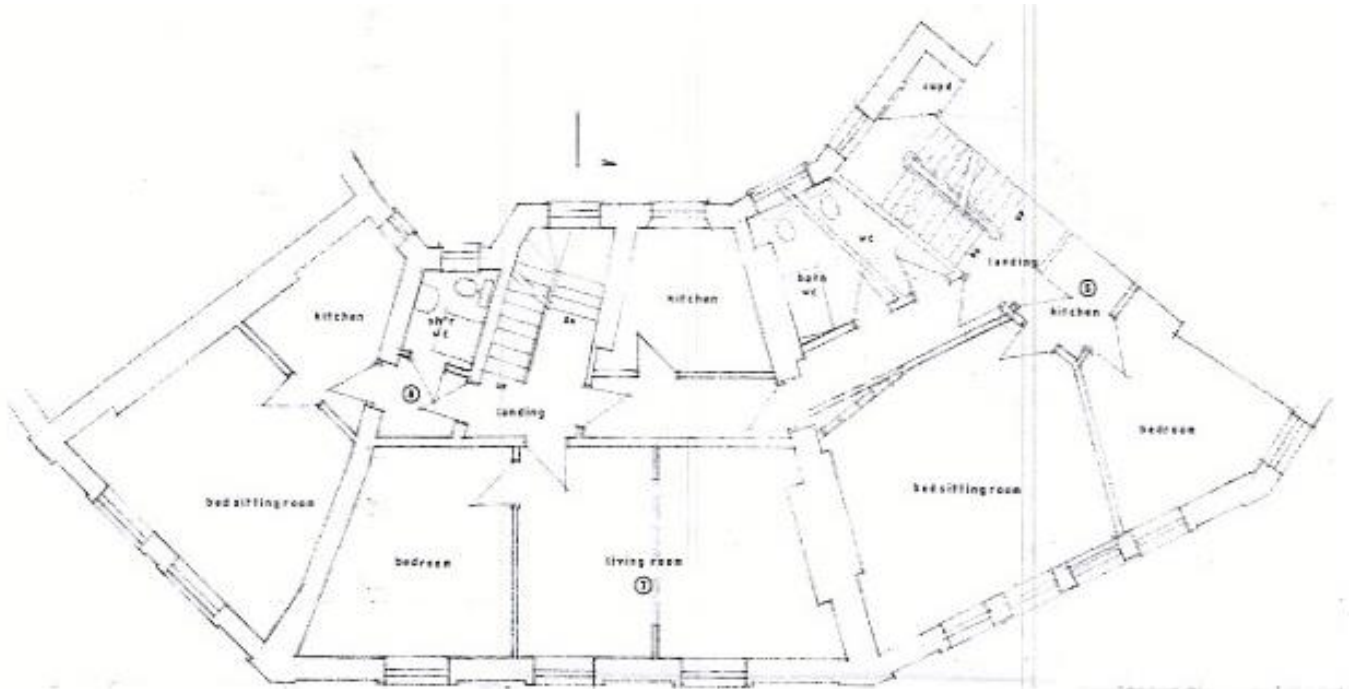
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