

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

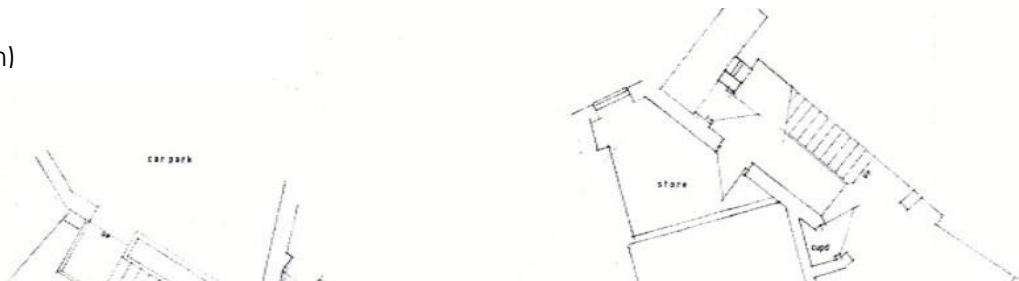
The property is currently managed by Team2, who would be happy to offer management services to the purchasers - contact lee@team2.co.uk. Tel. 01803 200842.

VIEWING

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



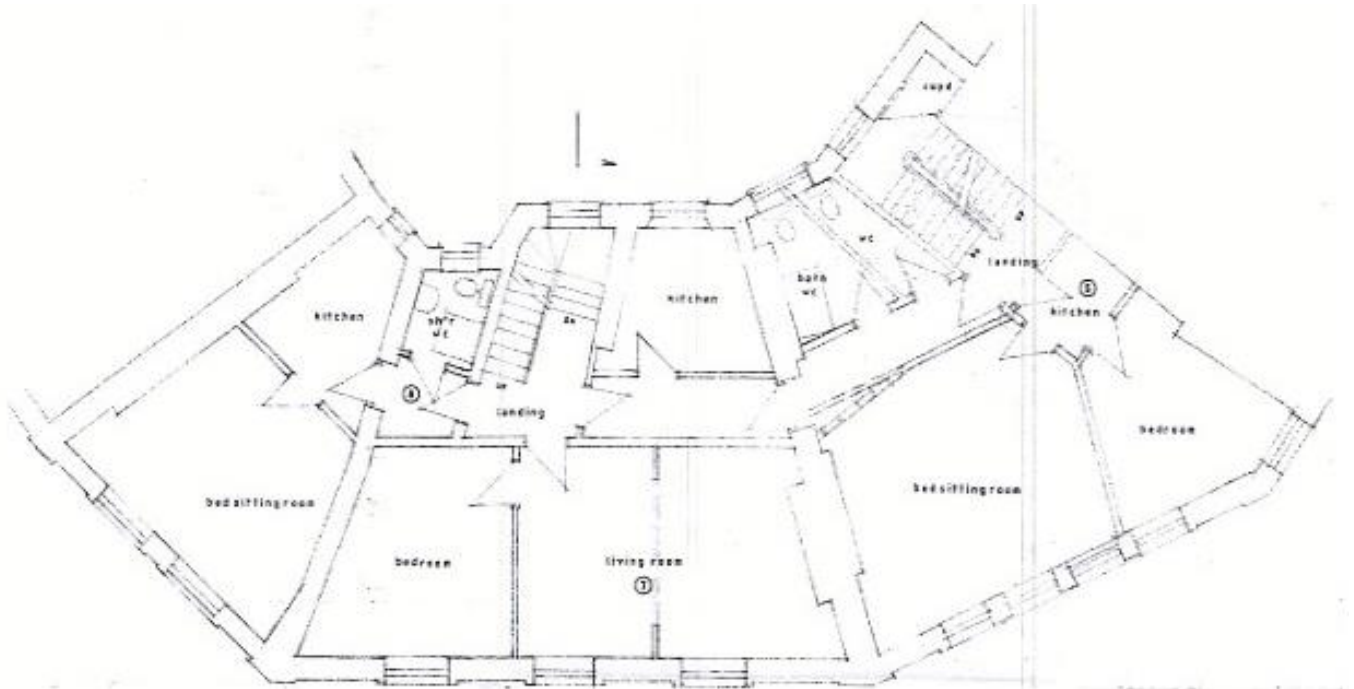
TQ14



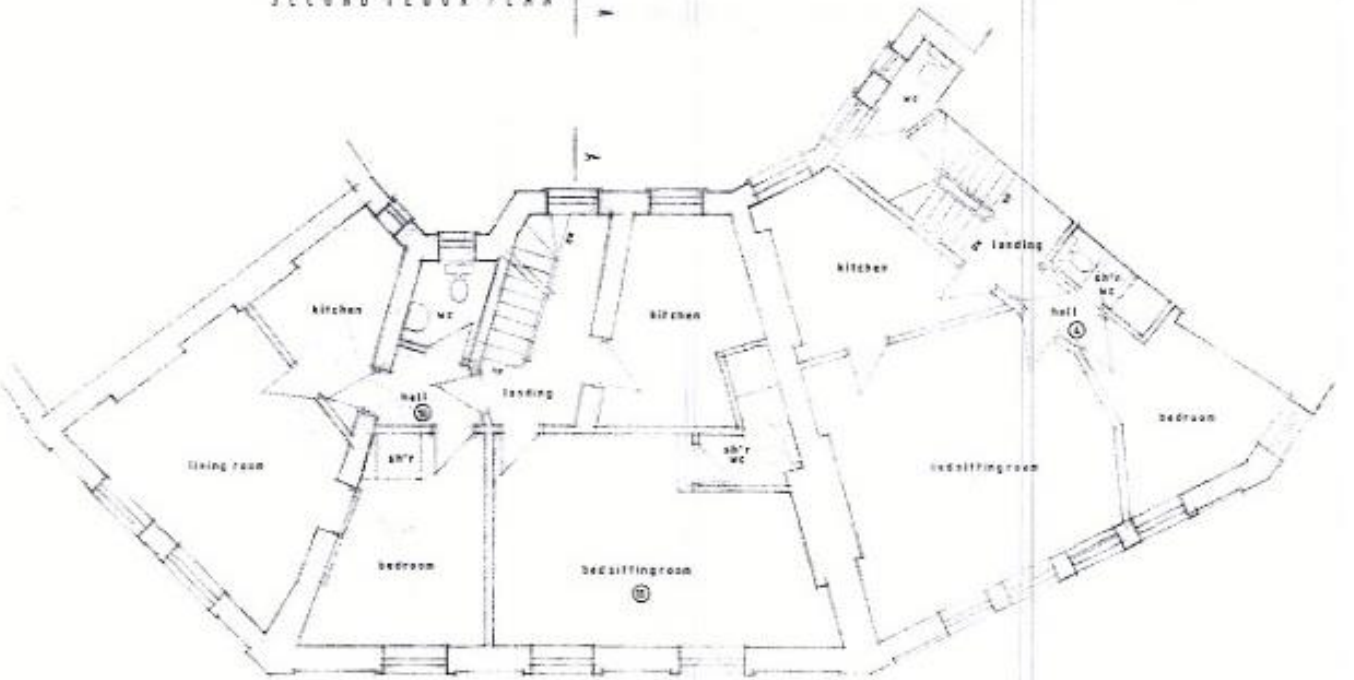


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SECOND FLOOR PLAN



FIRST FLOOR PLAN

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.

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