

# 20 Church Street

Ref No: 3445

Paignton, Devon, TQ3 3AF



## An End of Terraced Residential Investment Property

Three Self-Contained Two Bedroom Flats - All Let on Assured Shorthold Tenancies

Current Rental Income £1,900 Per Month (£22,800 Per Annum)

Central Location Close to Town Centre and Amenities

A Great Opportunity not to be Missed

Offers in the Region of £300,000 Freehold

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# 20 Church Street

Paignton, Devon, TQ3 3AF

## DESCRIPTION

An end of terrace property comprising three self-contained, two bedroom residential letting flats. The property is situated in a popular letting location, close to Paignton Town Centre and other local amenities.

The property has been in its current ownership for a number of years and the building has been well maintained and well managed by a Landlord who has ensured the property complies with standards and regulations for letting. The property is offered as a going concern, with established tenants. Each flat has separate utility supplies.

**THIS GOOD BUY TO LET INVESTMENT OPPORTUNITY IS HIGHLY RECOMMENDED FOR EARLY VIEWING.**

The accommodation briefly comprises:-

### GARDEN FLAT

Accessed by gravelled lane to front door.

### **OPEN PLAN LIVING ROOM/KITCHEN**

10' 11" x 15' 1" (3.34m x 4.61m)

### **BEDROOM 1**

12' 5" x 12' 1" (3.78m x 3.68m)

### **BEDROOM 2**

8' 0" x 10' 11" (2.45m x 3.33m)

### **BATHROOM**

With bath, shower over, wash hand basin and WC.

### **STORAGE OUTHOUSE**

Used as utility room with low ceiling.

Currently Let on an Assured Shorthold Tenancy at a rent of £600 per month.

### GROUND FLOOR FLAT

Accessed by communal front door at the front of the property.

### **LOUNGE**

13' 10" x 12' 10" (4.21m x 3.92m)

### **BEDROOM 1**

10' 11" x 12' 0" (3.34m x 3.65m)

### **KITCHEN**

9' 11" x 10' 5" (3.02m x 3.18m)

With Upvc door to fire exit.

### **BEDROOM 2**

8' 8" x 9' 3" (2.64m x 2.83m)

### **BATHROOM**

With bath, shower over, wash hand basin and WC.

Currently Let on an Assured Shorthold Tenancy at a rent of £650 per month.

Stairs from **COMMUNAL HALLWAY** to:-

### FIRST FLOOR FLAT

### **KITCHEN**

11' 10" x 9' 9" (3.61m x 2.97m)

### **BATHROOM**

With bath, shower over, wash hand basin and WC.

### **LOUNGE**

17' 1" x 12' 9" (5.21m x 3.88m)

### **BEDROOM 2**

12' 6" x 10' 1" (3.81m x 3.07m)

With stairs to:-

### **UPPER FLOOR**

### **BEDROOM**

24' 1" x 13' 2" (7.35m x 4.02m) (max)

### **EN-SUITE SHOWER ROOM**

With shower, wash hand basin and WC.

Currently Let on an Assured Shorthold Tenancy at a rent of £650 per month.

### **VIEWING**

Viewing of this good investment opportunity is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths.

### **EPC AWAITED**

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)

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