



Gerston Road | Paignton | TQ4 5EA

Asking Price Of £199,950

A rare and great opportunity for any buy to let investor to acquire. This property is being sold as a whole with the property comprising of two flats. The ground floor flat is a spacious two bedroom property with a rear courtyard with the first floor flat being an exceptionally large one bedroom property. With a current yield of 7.1% and the ability to increase this property is being sold to investors only with tenants currently in situ.

- NO CHAIN!
- BUY TO LET INVESTMENT OPPORTUNITY
- 7.1% YIELD
- TWO SPACIOUS FLATS
- CLOSE TO LOCAL AMENITIES

FLAT 1

ENTRANCE A uPVC double glazed front door opening into the communal hallway with a fire safety front door opening into:-

LOUNGE - 4.26m x 4.14m (13'11" x 13'6") A wonderfully spacious living room with space for ample furniture, tv and internet points, uPVC double glazed bay window and an electric radiator.

KITCHEN - 2.52m x 2.52m (8'3" x 8'3") A sizeable kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl sink and drainer unit, an electric oven with grill integrated and a four ring hob with extractor hood above. Space and plumbing for a washing machine, dryer and fridge freezer. A deep fitted pantry cupboard, uPVC double glazed window and a uPVC double glazed door leading out to the courtyard garden.

BEDROOM ONE - 3.48m x 3.34m (11'5" x 10'11") A spacious master bedroom with space for ample furniture, uPVC double glazed window and a night store heated radiator.

BEDROOM TWO - 2.54m x 2.17m (8'4" x 7'1") A further double bedroom, uPVC double glazed window and a night store heated radiator.



BATHROOM A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and panelled bath unit with shower attachments above.

COURTYARD A low maintenance rear courtyard that is predominantly laid to concrete for easy keeping and a side gate leading out to the rear access lane.

FLAT 2

ENTRANCE A fire safety front door opens into the inner stairwell leading up to the spacious flat.

LIVING ROOM - 5.27m x 3.53m (17'3" x 11'6") An incredibly large living room to the front aspect of the property boasting space for an abundance of furniture. TV and internet points, uPVC double glazed window and a night store heated radiator.

KITCHEN - 4.22m x 3.13m (13'10" x 10'3") A sizeable modern kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl sink and drainer unit, an electric oven with grill integrated and a four ring hob. Space and plumbing for a washing machine, dryer and fridge freezer. A uPVC double glazed window and a gas central heated radiator.

BEDROOM - 3.49m x 3.25m (11'5" x 10'7") A spacious master bedroom with space for ample furniture and a uPVC double glazed window.

BATHROOM A pedestal wash hand basin and a panelled bath unit with shower attachments above. Complimentary tiled walls and a uPVC obscure double glazed window.

CLOAKROOM A low level flush WC and a uPVC obscure double glazed window.

Address 'Gerston Road, Paignton, TQ4 5EA'

Tenure '

Council Tax Band 'A'

EPC Rating 'TBC'

Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc. does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.