



A rare opportunity to acquire a Freehold Investment Property comprising 5 1 and 2 Bedroom Flats producing a Gross income in excess of £30,000 The Business below, Cafe Collective is Un-affected



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
Sales 01237 423888 Lettings 01237 471855  
Email [bideford@blakproperty.co.uk](mailto:bideford@blakproperty.co.uk)  
Website [www.blakproperty.co.uk](http://www.blakproperty.co.uk)



21a High Street, Bideford, Devon, EX39 5AG |  
Guide Price £350,000

Bideford is the administrative centre of the Torridge area and has a static population in the region of 18,000. Barnstaple, the sub-regional centre of North Devon, lies approximately 9 miles to the east, with access along the North Devon Link Road to the M5 at Tiverton. Barnstaple has a static population in the order of 31,000 with a shopping catchment population of over 150,000.

Situation: The Flats are located half way up High street in Bideford and ideally located for Bideford's shops and amenities. The main retail areas of including High Street and Mill Street as well as the bustling Quay are closeby. Early viewing is strongly recommended through the Sole Agents

THE PROPERTY AND CONSTRUCTION The premises is of three storey construction under a pitched composite slate roof, with access on the Ground Floor to the residential flats and the building consists of 1 x two bedroomed flats and 4 x one bedroomed flats. All the flats have electric central heating and fitted kitchens.

There is a fire system and timed lighting within the common parts, as well as an intercom system within each flat.

The Current Rental incomes are as follows: Flat 1 £450 PCM Flat 2 £550 PCM Flat 3 £525 PCM Flat 4 £435 PCM Flat 5 Currently Vacant but proposed Rent £550 PCM

Communal Entrance Hallway: Staircase to first and second floors

Flat 1: Entrance Hall with Airing cupboard Living Room/kitchen 4.6m x 3.3m Bedroom 5.5m x 5.5m Shower room EPC - D

Flat 2: Entrance Hall with airing Cupboard Lounge 4.25m x 2.8m Kitchen 3.2m x 2.4m Bedroom 1 4.1m x 2.4m Bedroom 2 3.2m x 3.2m Shower Room EPC - D

Flat 3: 8' 4" x 4' 0" (2.54m x 1.22m) Entrance Hall Lounge 4.5m x 2.7m Kitchen 2.5m x 2m Bedroom 5.1m x 2.3m Shower Room 2.5m x 1.2m EPC - C

Flat 4: Entrance Hall Lounge 3.1m x 2.9m Kitchen 2.1m x 2.1m Bedroom 3.2m x 3.1m Shower room EPC- D

Flat 5: 5' 4" x 6' 10" (1.62m x 2.08m) Entrance Hall Lounge 5.2m x 4.1m Kitchen 2.8m x 2.1m Bedroom 5.1m x 3.4m Shower Room 2.1m x 1.6m EPC - D

Tenure Photos & EICR's: Freehold The photos taken are of Flat 3 prior to the last tenants occupation. All the Flats have current Satisfactory EICR's

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