



74 + 74A Bolton Street, Brixham, TQ5 9DS  
Freehold Investments Residential  
Asking Price £250,000

**boyce**brixham  
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A unique investment opportunity presents itself with this freehold building, which includes two separate flats - a ground floor 1-bedroom flat and a first floor 2-bedroom maisonette. With slight modernisation, these flats have strong rental potential and offer an impressive yield.

**Property Details:**

**Flat 74 (Ground Floor 1-Bedroom Flat):**

**Entrance:** Accessed from Bolton Street via a few steps.

**Layout:** The entrance hallway leads to a living room at the front, with the bedroom and an en-suite shower room located behind. The separate kitchen is situated at the rear and opens directly into a private courtyard garden.

**Features:** Gas central heating, PVCu double glazing.

**Rental Potential:** Estimated at £550 pcm.

**Council Tax Band A**

**EPC Band C**

**Flat 74A (First Floor 2-Bedroom Maisonette):**

**Entrance:** Accessed from the rear of the building off Kiln Path, with on-street parking nearby. A few steps lead down to a roof garden and the entrance.

**Layout:** The upper level features two bedrooms. A staircase from the landing leads down to a spacious living area that accommodates both living and dining room furniture. The kitchen and family bathroom are located just behind.

**Features:** Good-sized roof garden.

**Rental Potential:** Estimated at £850 pcm.

**Council Tax Band B**

**EPC Band D**

**Investment Summary:**

**Potential Yearly Rental Income:** £16,800 per annum.

**Yield:** 6.72% on the asking price.

This property is an excellent investment, particularly for those looking to enter the rental market or expand their portfolio. Both flats, with minor updates, are poised to attract high rental demand. Don't miss out on this opportunity to secure a valuable freehold asset.

**Council Tax Band: B**



- Freehold Of Whole Building
- 2 Bed Maisonette
- Benefiting From PVCu Double Glazing
- Rental value of £16,800 per annum
- Including 1 Bed Ground Floor Flat
- With Gas Central Heating
- Both With Outside Areas
- Yield: 6.72% on the asking price



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TOTAL FLOOR AREA: 1120 sq.ft. (104.1 sq.m.) approx.

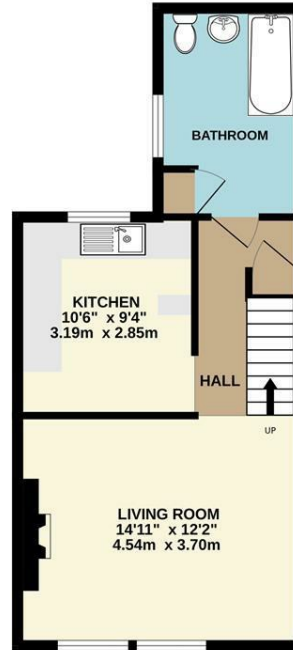
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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74A ENTRANCE LEVEL  
292 sq.ft. (27.1 sq.m.) approx.

GROUND FLOOR FLAT 74  
415 sq.ft. (38.6 sq.m.) approx.



74A LOWER FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



Current EPC Rating: C

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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