



Devonshire Road, Blackpool, FY3 8DS
Starting Bid £75,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

- For Sale by Online Auction
- Ideal Buy-to-Let Investment Opportunity
- Convenient for Blackpool Victoria Hospital
- Lounge & Open Plan Fitted Kitchen/Dining Area
- Close To Local Amenities & Schools
- No Onward Chain Delay
- Family Bathroom Suite
- Driveway & Enclosed Rear Courtyard

Devonshire Road, Blackpool

For Sale by Online Auction with a Starting Bid of £75,000. Terms & Conditions Apply. See WebbMove for all the Auction Details.

This two-bedroom semi-detached home offers excellent potential, with the option to create a third bedroom if required. The property features a spacious open-plan living area, providing a bright and versatile space ideal for modern lifestyles.

An exceptional buy-to-let opportunity, this home offers an estimated rental income of £850 PCM, delivering an impressive 13% yield based on the starting price-a standout return for any investor.

Ideally located for Blackpool Victoria Hospital, Blackpool Town Centre, and a range of local amenities, the property also benefits from being situated directly on a convenient bus route.

Externally, you'll find an easy-maintenance rear courtyard, perfect for relaxing or entertaining, along with a driveway to the front providing valuable off-road parking.

HALLWAY Upvc door to side, opening into hallway, staircase to first floor, laminate flooring and access to;

LOUNGE 11' 9" x 6' 8" (3.59m x 2.05m) Double glazed bay window to front, wooden flooring and radiator.

KITCHEN/DINER 16' 11" x 12' 9" (5.17m x 3.90m) Double glazed window and patio doors to rear, fitted with a range of modern wall and base level units with complimentary worktops over, stainless steel sink with drainer and mixer tap, fitted oven with hob and extractor fan over, space for fridge/freezer, storage under stairs offering a quirky pantry space and addition storage cupboard.

LANDING

BEDROOM ONE 13' 7" x 7' 10" (4.16m x 2.39m) Double glazed window to front, wooden flooring, radiator and walk in dressing space.

BEDROOM TWO 13' 0" x 12' 2" (3.97m x 3.72m) Double glazed window to rear, wooden flooring and radiator.

BATHROOM 7' 7" x 6' 11" (2.32m x 2.12m) Double glazed window to rear, fitted with a panelled bath with shower over, hand basin and low level WC.

EXTERNAL This property benefits from off-road parking to the front via the driveway and a security gate to the front door and access to the rear courtyard. To the rear there is a private enclosed courtyard.



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COVERAGE

BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

TENURE

The property is **Freehold**

COUNCIL TAX

Band **"B"**

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

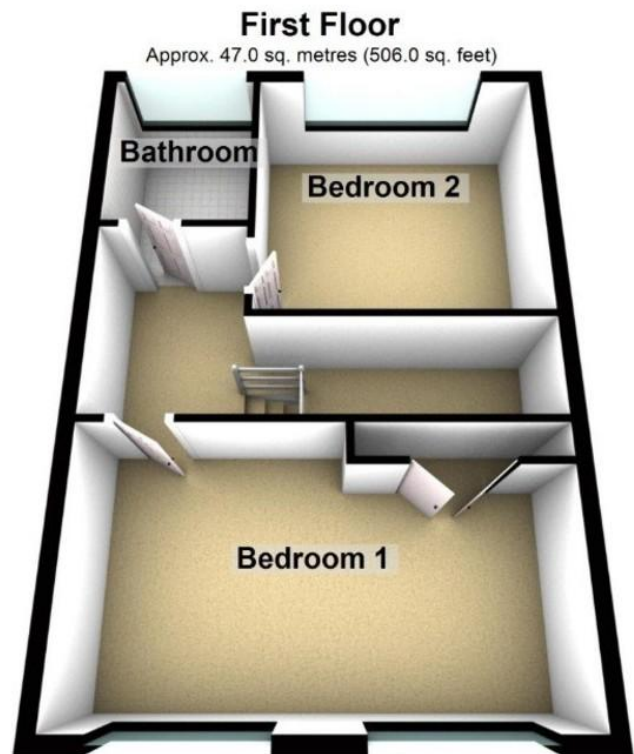
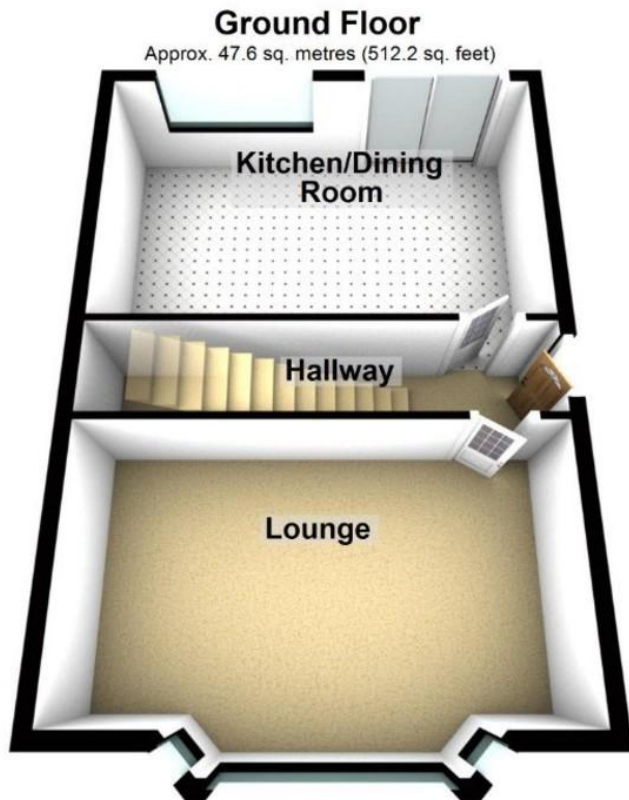
PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

17/11/2025



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Total area: approx. 94.6 sq. metres (1018.2 sq. feet)