



**Bass's Cottages, Shobnall Road, Burton-On-Trent, DE14 2AY**

**Asking Price £80,000**

Nicholas  
**Humphreys**

# Bass's Cottages, Shobnall Road, Burton-On-Trent

**\*\* Landlord Investment Sale Only \*\* Regulated Tenancy \*\* Rented @ £425 PCM \*\***

A good size traditional mid terrace home offered as a landlord investment buy only, with a tenant in occupation on a "regulated Tenancy" paying £425 PCM. The accommodation benefits uPVC double glazing and in brief provides entrance hallway with stairs rising to the first floor accommodation, lounge on the front aspect with living flame gas fire, leading to the kitchen diner on the rear elevation with a selection of fitted units and freestanding appliance spaces, window and door to the rear garden and an internal door to the ground floor bathroom.

The ground floor bathroom offers a three piece bathroom suite with an electric shower above the bath, with airing cupboard housing the emersion heater tank. The first floor has three double bedrooms of a generous size with the larger master across the front aspect. The garden is accessed via a shared gated entry with established garden and outbuildings. Please note this is a Regulated Tenancy, further details at the bottom of this advert.



The Accommodation

Hallway

Lounge

4.52m x 3.94m (14'10 x 12'11)

Kitchen Diner

3.63m x 3.66m (11'11 x 12'0)

Ground Floor Bathroom

First Floor

Bedroom One

4.60m x 3.56m (15'1 x 11'8)

Bedroom Two

4.57m x 2.97m (15'0 x 9'9)

Bedroom Three

3.63m x 2.72m (11'11 x 8'11)

Shared Entry

Rear Garden

Private Road

The home is positioned on a private road and will be subject to an annual fee management fee. This has yet to be setup and organised during the purchase and sale process. It is estimated the fee will be in the region of £200 per year, as a guide, however the arrangements for this are still under consultation and could change either way. Therefore any intending purchaser will be required to verify the terms of the on site fee with their legal representative.

Regulated Tenancy

A regulated tenancy is a protected tenancy so long as the tenancy agreement is still in force. Even if the agreement ends on or after 15 January 1989, the regulated tenancy becomes a statutory tenancy, and stays one as long as the tenant lives in the property. In this particular tenancy the statement applies, this is a long term tenant. The rent is protected by "Fair Rent" and is often lower than an open market rents being asked on similar homes. Every two years the rent can be reviewed by a Rent Officer and

cannot be set by the landlord.

What are the succession rights of a regulated tenancy?

A regulated tenancy can be passed on twice if the first successor was a spouse, civil partner, or cohabitee. There will be a second succession if: the first successor was a statutory tenant. the second successor is a family member of both the original tenant and first successor. Regulated Tenants have stronger rights than most other private Tenants.

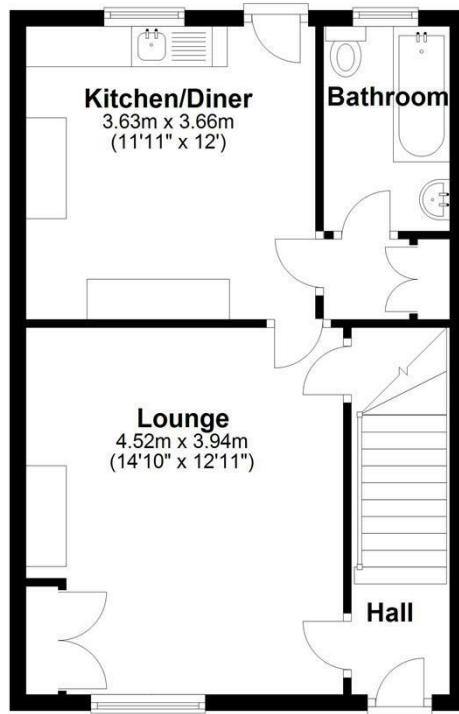
We strongly advise intending buyers to consult their solicitors and carry out their own research in respect to the above.

Draft details awaiting vendor approval and subject to change.

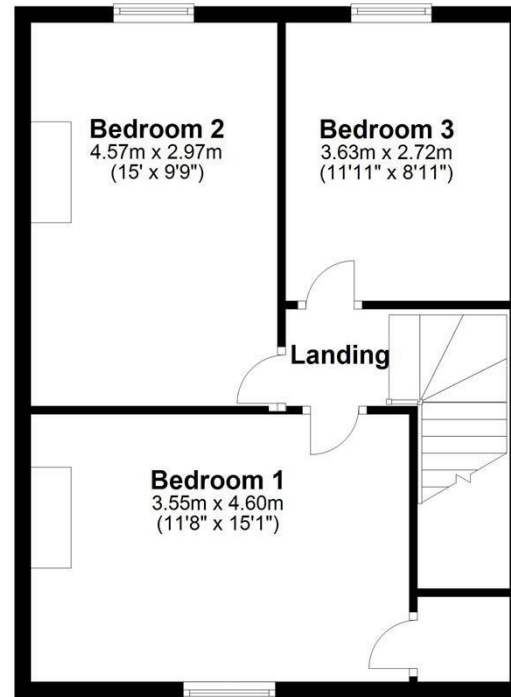




## Ground Floor



## First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.

Plan produced using PlanUp.

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Council Tax Band A

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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