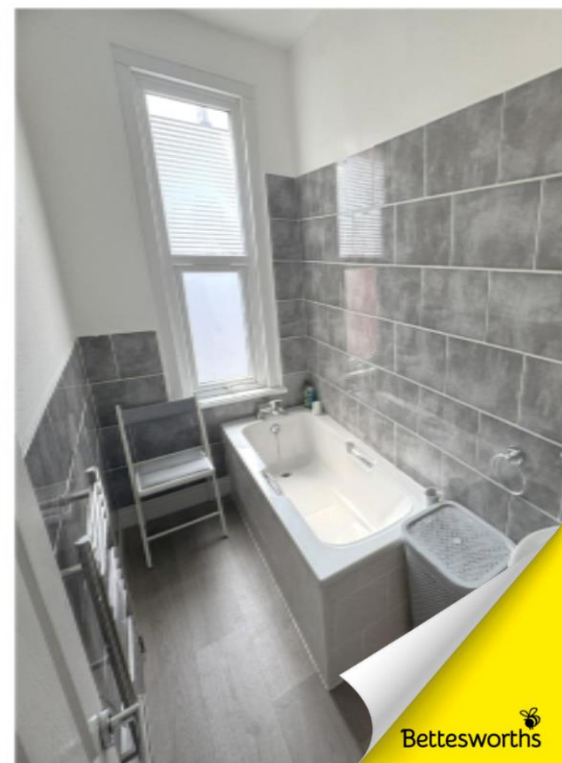


# 45b Hyde Road

Paignton, Devon, TQ4 5BP





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**Attractive 3 Bedroom Maisonette in Central Location**  
**Currently Operated as a Holiday Let Sleeping 8+ Guests**  
**Spacious Accommodation Set Across Two Floors**  
**Bay-Fronted Sitting Room with Open Plan Modern Kitchen/Dining Area**  
**Potential for Home & Income / Buy to Let Investment/Residential**

## LOCATION

Paignton is a thriving seaside resort forming part of the English Riviera, alongside Torquay and Brixham. The town benefits from extensive tourist trade, sandy beaches, Paignton Pier, Paignton Zoo and the Paignton & Dartmouth Steam Railway. The town benefits from excellent transport links, including the A380 which connects to the M5 motorway, as well as a mainline railway station offering direct services to Exeter, Plymouth and London Paddington.

## DESCRIPTION

A well-presented three-bedroom maisonette, arranged over two floors and situated in an excellent Paignton town centre location within a short walking distance to local amenities of the town centre and the seafront. The maisonette is carpeted throughout, double glazed, fitted with gas central heating and the front of the property has been sound proofed. It offers spacious and versatile accommodation, with the added benefit of being operated as a proven holiday let business.

The maisonette is accessed via its own private entrance hall with stairs rising to the first floor. This level comprises a superb bay-fronted sitting room with open plan layout through to a modern fitted kitchen/dining area. Also on this floor is a contemporary bathroom, cloakroom and a third bedroom. On the upper floor is two further bedrooms, including the master bedroom with en-suite shower room. The property is offered with no onward chain and presents a ready-made investment with scope to further develop income streams.

Ref No: 5328

£199,950 Leasehold

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The property comprises:-

Ground floor entrance leading into:-

## HALLWAY

With Upvc central glazed front door, meter cupboard, area for coat & shoe storage.

Stairs to:- **FIRST FLOOR**

## BEDROOM 3

Spacious room with double and single beds. Dual rear and side aspect.

## CLOAKROOM

## BATHROOM

With full bathroom suite. Tiled walls, laminate flooring, heated towel rail.

## LIVING ROOM

Bay window with front aspect. Leading through to:-

## KITCHEN/DINER

Open plan with floor & wall mouthed cabinets. Inset sink with drainer, inset 4 ring electric hob with oven under. Recess with space for fridge freezer. Boiler cupboard. Ample space for 6 seater dining table. Rear aspect.

Stairs to:- **SECOND FLOOR**

Large landing providing space to use as a small office area.

## MASTER BEDROOM

Into the eaves with double bed and day bed. Rear aspect. Good size en-suite shower room with heated towel rail, wipe clean wall cladding and laminate flooring.

## BEDROOM 2

Twin beds plus space for a further 2 spare single beds. Front aspect.

## GENERAL INFORMATION

### THE BUSINESS

The property is currently trading as a holiday let accommodating 8+ persons. The current owner advertises through Cottages.com and Airbnb websites with the tariffs being between £800-£1,000 per week. The maisonette has only been let seasonally which has provided a gross income of c.£15,000 PA. Opening the property up all year round has the potential to increase the income to c. £20,000 PA. The property would also lend itself to a Home & Income property, full letting on an AST or student letting. The property would also make a very fine residential home.

### TENURE

Leasehold – 125 years from 24th June 2023. The repairs for the property as a whole are split 50/50 with the owner of the property on the ground floor. The maisonette is responsible for 75% of the building insurance.

### COUNCIL TAX BAND A

### SERVICES

The property is connected to all main services.

### INVENTORY

Furniture and contents available by separate negotiation.

### EPC RATING C

### VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

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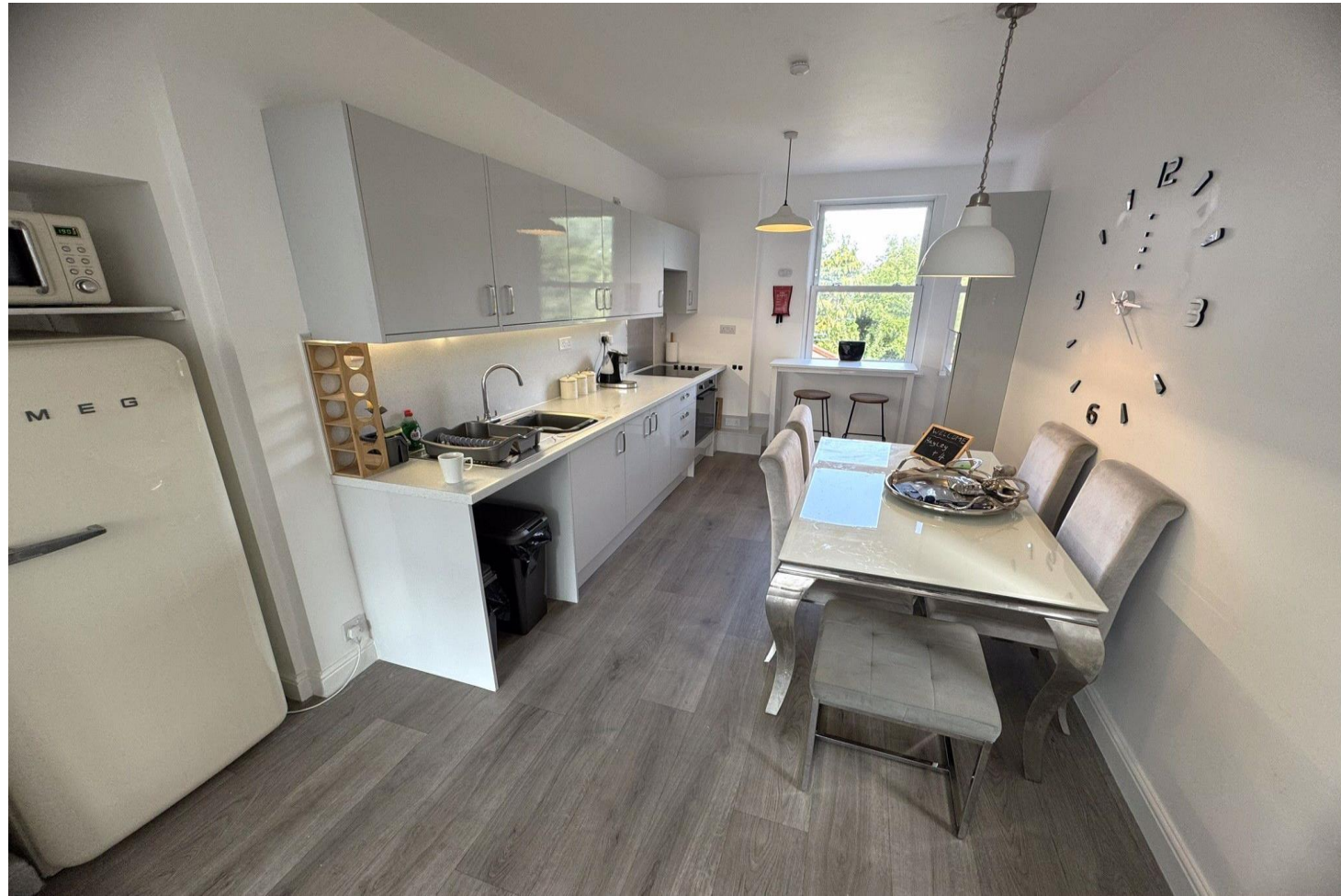
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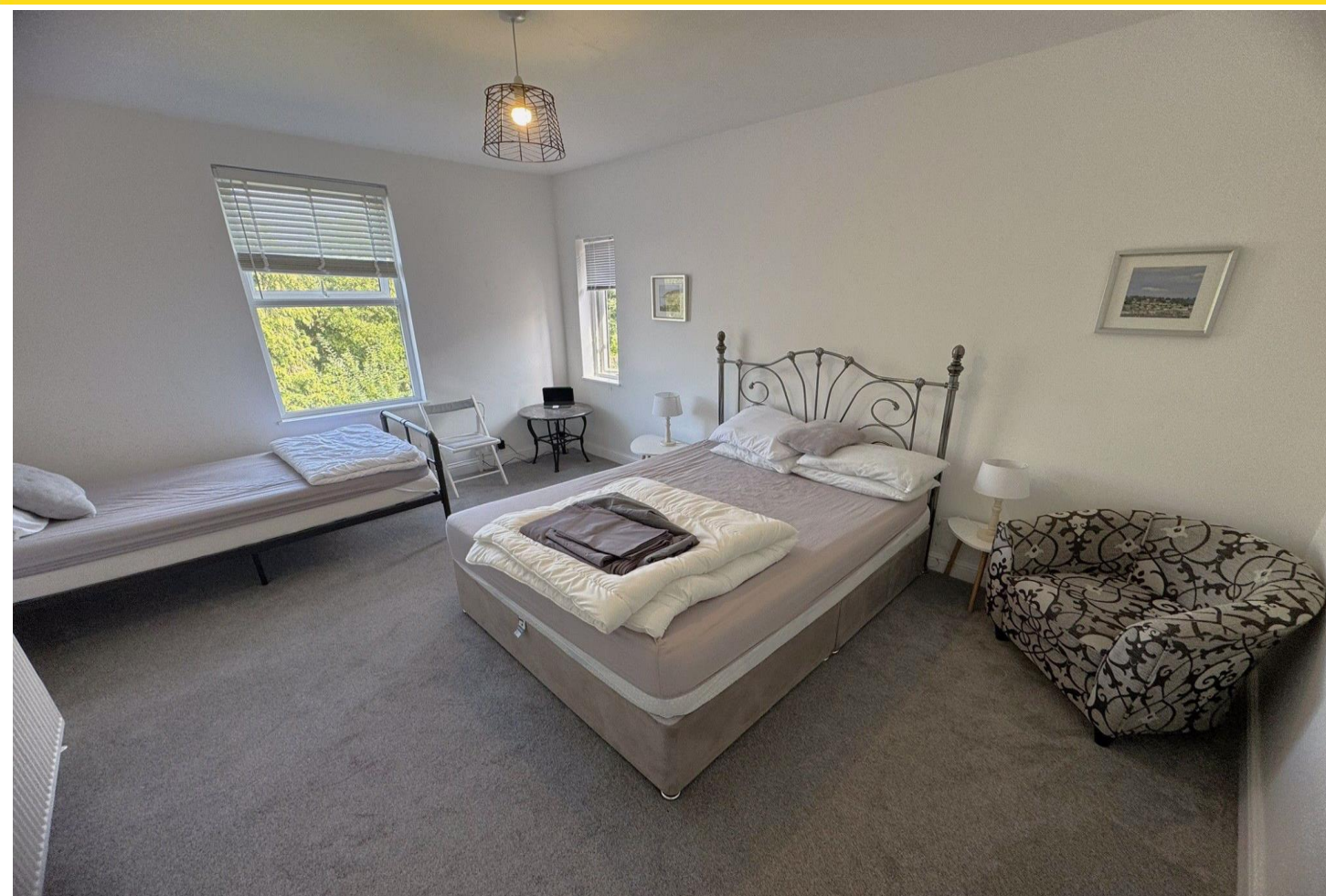
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Approximate Area = 1461 sq ft / 135.7 sq m

For identification only - Not to scale



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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