

Beverley Flats

47 Dartmouth Road, Paignton, Devon, TQ4 5AE





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**Freehold Block of 9 Self-Contained Flats (6 x one-beds & 3 x studios)
Fully Let Residential Investment Producing £52,560pax Gross Rental Income
Good Mix of Long-Term Tenants - Each Flat Separately Metered for Electricity
Rear Parking Area for 4 Vehicles – Currently Not Allocated to Tenants
Convenient Location Close to Paignton Town Centre, Seafront, and Transport Links**

LOCATION

Beverley Flats is prominently situated on Dartmouth Road, a main arterial route leading into Paignton town centre. The property is ideally positioned within walking distance of Paignton railway and bus stations, the town centre and Paignton seafront.

The location provides excellent access for both local residents and commuters, making the flats consistently attractive to tenants. With amenities, leisure facilities, and transport links all close at hand, this property represents a secure and reliable residential investment opportunity in a high-demand rental area.

DESCRIPTION

The property comprises a semi-detached, four-storey block arranged as nine self-contained residential flats. The accommodation is a mixture of smart one-bedroom apartments and practical studio units, offering affordable rental accommodation in this well-connected location.

The flats are spread across basement, ground, first and second floors. Each unit has its own electricity meter, with the landlord responsible for water and hot water costs. To the rear is a parking area for four vehicles. The property is fully let to a good tenant profile, with several long-term occupiers, producing a gross annual rental income of £52,560.

Ref No: 5367

£550,000 Freehold

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The accommodation briefly comprises:-

LOWER GROUND FLOOR

FLAT 9 (1-BED)

LOUNGE/KITCHEN

16' 7" x 11' 10" (5.05m x 3.61m)

BEDROOM

15' 10" x 8' 6" (4.82m x 2.60m)

BATHROOM

6' 4" x 5' 1" (1.94m x 1.55m)

FLAT 10 (1-BED)

LOUNGE/KITCHEN

16' 10" x 12' 6" (5.13m x 3.80m)

BEDROOM

10' 6" x 12' 9" (3.20m x 3.88m)

BATHROOM

4' 8" x 4' 4" (1.43m x 1.33m)

GROUND FLOOR

FLAT 7 (1-BED)

LOUNGE/KITCHEN

14' 8" x 13' 0" (4.46m x 3.96m)

BEDROOM

15' 4" x 11' 3" (4.68m x 3.44m)

BATHROOM

4' 0" x 6' 1" (1.21m x 1.86m)

FLAT 8 (STUDIO)

LOUNGE/BEDROOM

13' 5" x 13' 3" (4.08m x 4.04m)

KITCHEN

BATHROOM

4' 7" x 4' 7" (1.40m x 1.40m)

FLAT 6 (STUDIO)

Gross Internal Measurement: 18' 10" x 14' 6" (5.74m x 4.43m)

FIRST FLOOR

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FLAT 5 (STUDIO)

BEDROOM/KITCHEN

8' 4" x 16' 2" (2.53m x 4.92m)

BATHROOM

2' 7" x 5' 11" (0.80m x 1.80m)

FLAT 2 (1-BED)

LOUNGE/KITCHEN

14' 8" x 13' 0" (4.46m x 3.96m)

BEDROOM

15' 4" x 11' 3" (4.68m x 3.44m)

BATHROOM

6' 1" x 4' 0" (1.86m x 1.21m)

FLAT 4 (STUDIO)

LOUNGE/BEDROOM

13' 5" x 14' 3" (4.10m x 4.35m)

KITCHEN

6' 8" x 4' 8" (2.04m x 1.42m)

BATHROOM

SECOND FLOOR

FLAT 1 (1-BED)

LOUNGE/KITCHEN

11' 6" x 10' 9" (3.50m x 3.28m)

BEDROOM

12' 6" x 8' 1" (3.82m x 2.47m)

SHOWER ROOM WITH SEPARATE WC

5' 8" x 2' 4" (1.73m x 0.71m)

TENURE

The property is offered for sale freehold, subject to the existing residential tenancies.

UTILITIES

Each flat has its own electric sub meter, and tenants are responsible for the own usage.

Gas central heating and water is supplied by the landlord.

SALE PRICE

£550,000 Freehold.

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RENT SCHEDULE

Current Passing Rents (Fully Let – £52,560 p.a.)

Flat 1 – £540 pcm.

Flat 2 – £500 pcm.

Flat 4 – £460 pcm.

Flat 5 – £385 pcm.

Flat 6 – £460 pcm.

Flat 7 – £500 pcm.

Flat 8 – £460 pcm.

Flat 9 – £575 pcm.

Flat 10 – £500 pcm.

EPC

Flat 1, 4, 8 & 9 – D.

Flat 2, 5, 6, 7 & 10 – C.

COUNCIL TAX

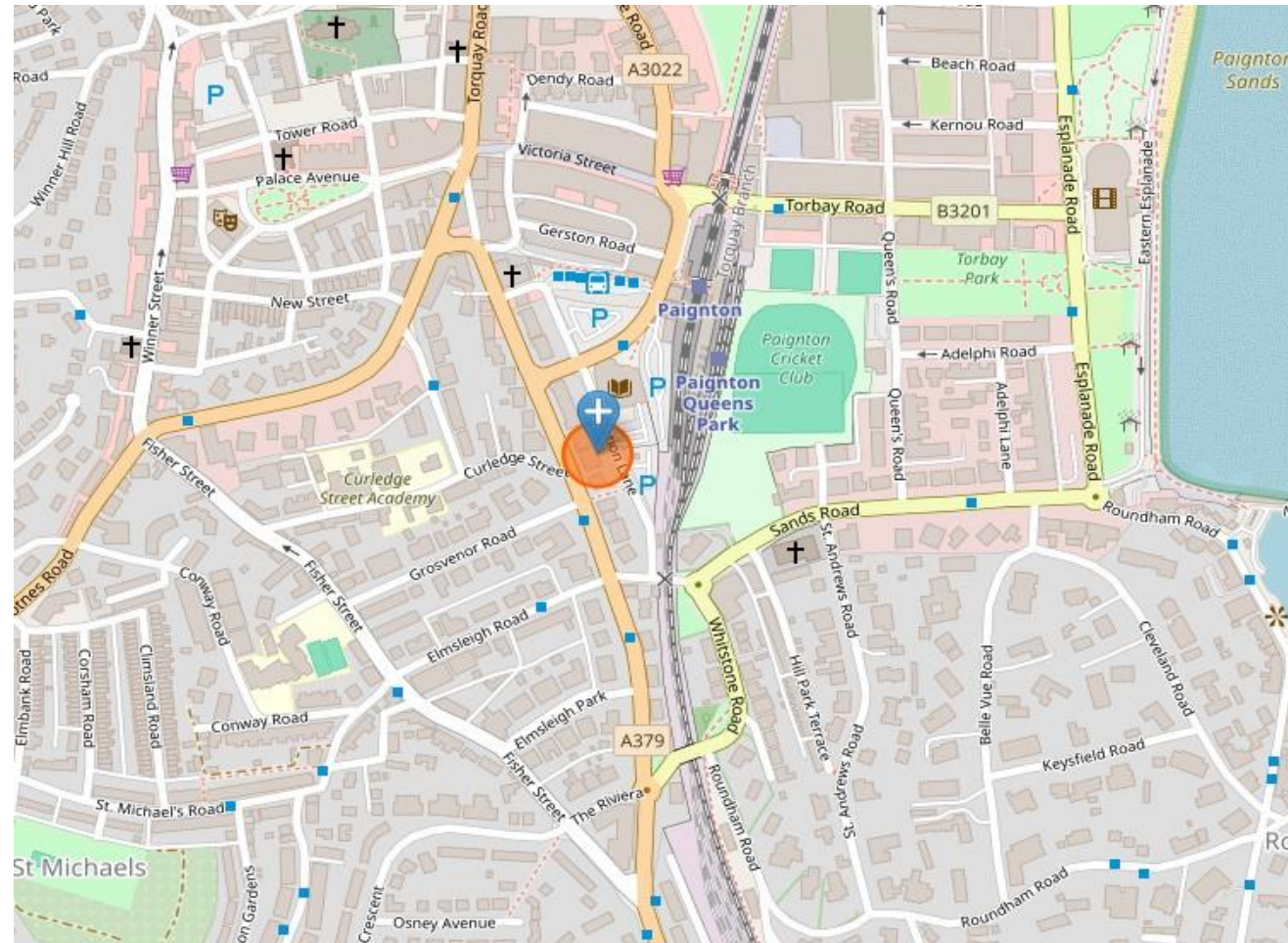
All flats are individually rated for Council Tax – Band A.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

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



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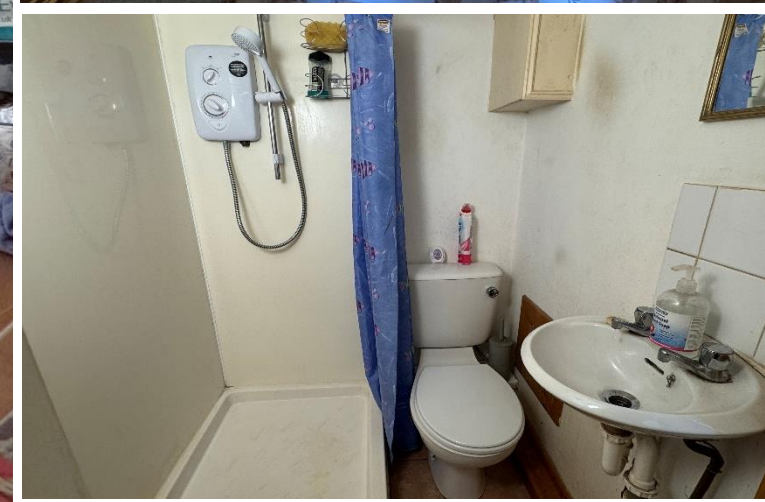


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