



Stapledon Cottages



Stapledon Cottages

Holsworthy, Devon, EX22 6NS

Holsworthy 3.2 miles - Bude 12.1 miles - Okehampton (A30)
16.9 miles

An excellent investment opportunity to acquire 7 cottages with existing tenancies in place

- Investment Opportunity
- 8.1% Gross Yield Per Annum
- Existing Tenancies on Each Property
- x3 1 Bedroom Cottages
- Freehold
- 7 Properties
- Over 55's Occupation Restriction
- x4 2 Bedrooms Cottages
- Off Road Parking
- Council Tax Band A

Guide Price £550,000

SITUATION

The complex is located in a rural hamlet a short distance from the thriving market town of Holsworthy and just over 12 miles from the North Cornish coast. The market town of Holsworthy lies 3.2 miles to the west with a variety of shops including a Waitrose supermarket, banks, hairdressers, tea shops, builders merchants, and agricultural and equestrian based retailer, Mole Valley Farmers. Additionally, in Holsworthy there are doctors, dentists, veterinary surgeries, educational facilities from pre-school to GCSE including the independent Shebbear College. Bude is to the west with access to the beautiful North Cornish coast and the A30 can be reached at Okehampton to the south east, with Dartmoor being easily accessible.



DESCRIPTION

A complex of 7 self-contained cottages, each sought after and let on Assured Shorthold Tenancies which are nearly all on a periodic basis with existing tenants in place, offering a rare and exciting investment opportunity.

The cottages comprise:

x4 cottages with 2 bedrooms, kitchen/living space and a shower room.

x3 cottages with 1 bedroom, kitchen/living space and a shower room or bathroom.

Each of the cottages enjoy their own area of patio to the front with views over the adjoining countryside. Each cottage also benefits from an individual parking space.

SERVICES

Each cottage is EPC Band D. Each property has mains water and electricity. Private drainage via a sewerage treatment plant. Electric Storage heaters. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

INCOME INFORMATION

Please contact Stags Launceston Office.

AGENTS NOTE

1. The occupation of the cottages is restricted to individuals of 55 years of age and above.
2. The selling agents give notice under the Estate Agency Act that the vendor is a contractor of Stags.
3. Please note that some of the photographs were taken in 2021.

VIEWINGS

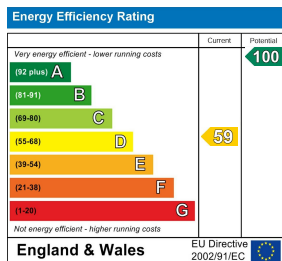
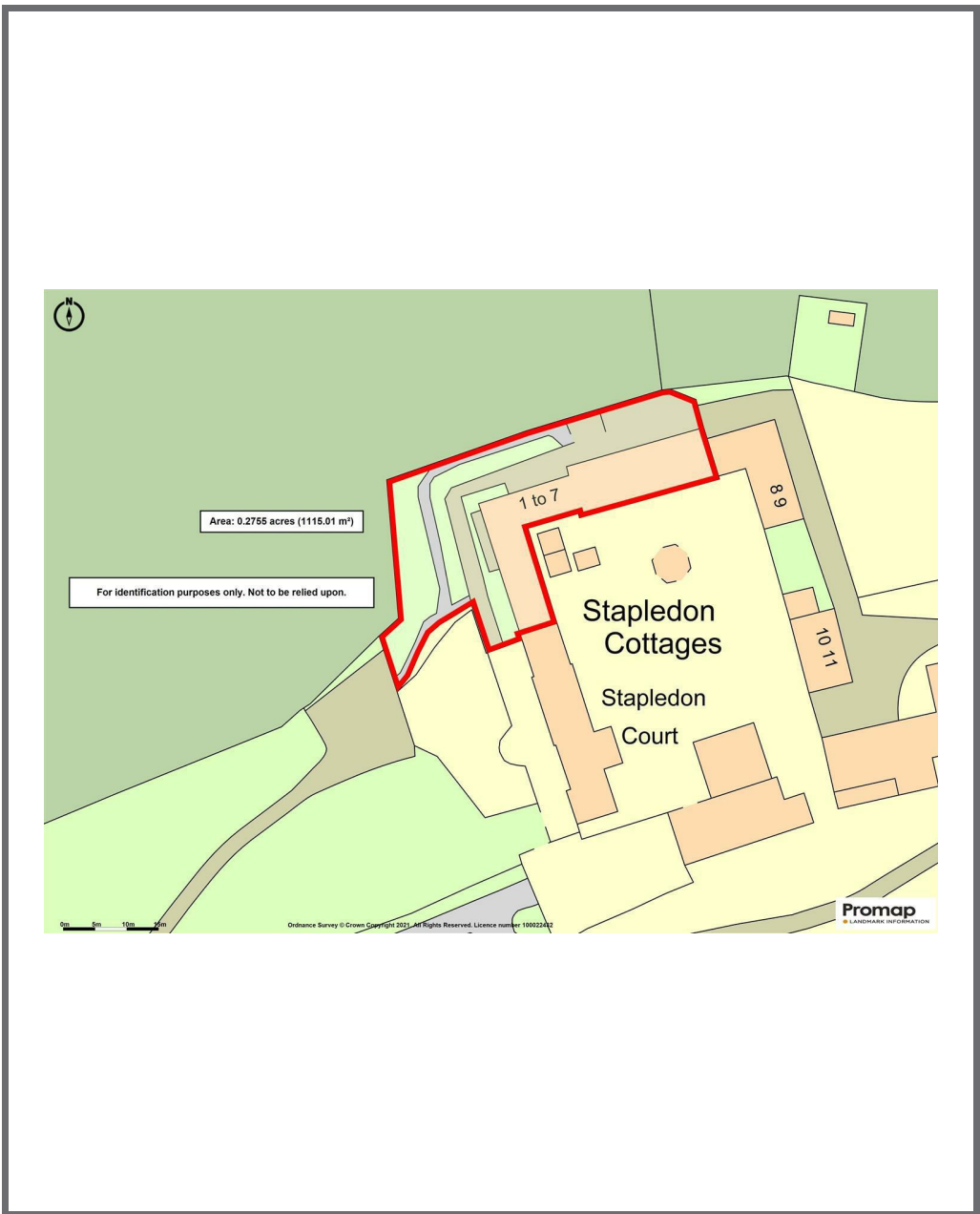
Strictly by prior appointment with the vendor's sole appointed agents, Stags.

DIRECTIONS

From Holsworthy take the A3072 road towards Hatherleigh for approximately three miles. Having passed the crossroads at Anvil corner and within half a mile, the entrance to Stapledon Court will be found on the left hand side. Continue down the private road take the left hand turning where you will see the complex in front of you.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999



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