

33 Sands Road

Paignton, Devon, TQ4 6EG





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**Substantial Freehold Investment Arranged as 6 Self-Contained Flats
Fully Let Producing an Income of Circa £57,300 Per Annum
Comprising 3 Studios, 1 One-Bedroom and 2 Two-Bedroom Flats
Prime Coastal Location Approximately 100 Yards from the Seafront
Off-Road Driveway Parking and Private Garden for Flat 6**

LOCATION

The property is situated in a highly desirable coastal position within Paignton, just 100 yards from the seafront, beach and pier, and a short, level walk to the town centre.

Paignton is a popular seaside destination, particularly attractive to families due to its long sandy beach and traditional pier offering amusements and attractions.

The nearby towns of Brixham (approximately 4 miles) and Torquay (approximately 3 miles) further enhance the appeal, making this an excellent location for both tenants and investors seeking a strong rental market driven by tourism and local amenities.

DESCRIPTION

This substantial freehold property represents an excellent ready-made investment opportunity, producing a strong income with all six flats currently let. The building has been thoughtfully arranged to provide a mix of accommodation, appealing to a broad tenant base and ensuring consistent occupancy.

The property comprises three studio apartments, one one-bedroom apartment, one two-bedroom apartment and a spacious two-bedroom split-level apartment (Flat 6) with its own private entrance and exclusive use of the rear garden.

Each unit is self-contained including kitchen facilities and shower rooms. The majority of apartments benefit from uPVC double glazing and electric heating.

The building is served by gas central heating via two boilers, with the landlord supplying hot water and heating.

Externally, there is off-road driveway parking to the front of the property.

Ref No: 5476

£500,000 Freehold

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The accommodation briefly comprises:-

COMMUNAL AREAS

Communal entrance hall with access to 5 flats, fire alarm system and stairs to upper floors.

FLAT 1 – STUDIO

Open plan living/kitchen/bedroom with fitted kitchen area. Separate shower room.

FLAT 2 – STUDIO

Open plan living/kitchen/bedroom with fitted kitchen area. Separate shower room.

FLAT 3 – STUDIO

Open plan living/kitchen/bedroom with fitted kitchen area. Separate shower room.

FLAT 4 – ONE BEDROOM APARTMENT

Lounge/kitchen, one bedroom and bathroom with bath and shower attachment.

FLAT 5 – TWO BEDROOM APARTMENT

Lounge/kitchen, two bedrooms and shower room.

FLAT 6 – TWO BEDROOM SPLIT-LEVEL APARTMENT

Own private entrance. Arranged over split levels with lounge, kitchen, two bedrooms, shower room and additional cloakroom. Private rear garden.

OUTSIDE

Driveway parking to the front with space for 3 vehicles. Enclosed rear garden allocated to Flat 6.

TENURE

Freehold, subject to the 6 residential ASTs.

RENT SCHEDULE

Flat 1 - £675pcm

Flat 2 - £675pcm

Flat 3 - £675pcm

Flat 4 - £790pcm

Flat 5 - £915pcm

Flat 6 - £1,045pcm

Gross Monthly - £4,775

Gross Annually - £57,300

EPC

Flats 1 & 3 – C

Flat 2 – B

Flats 4, 5 & 6 – D

COUNCIL TAX

All apartments are Band A (Torbay Council).

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

VIEWING

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

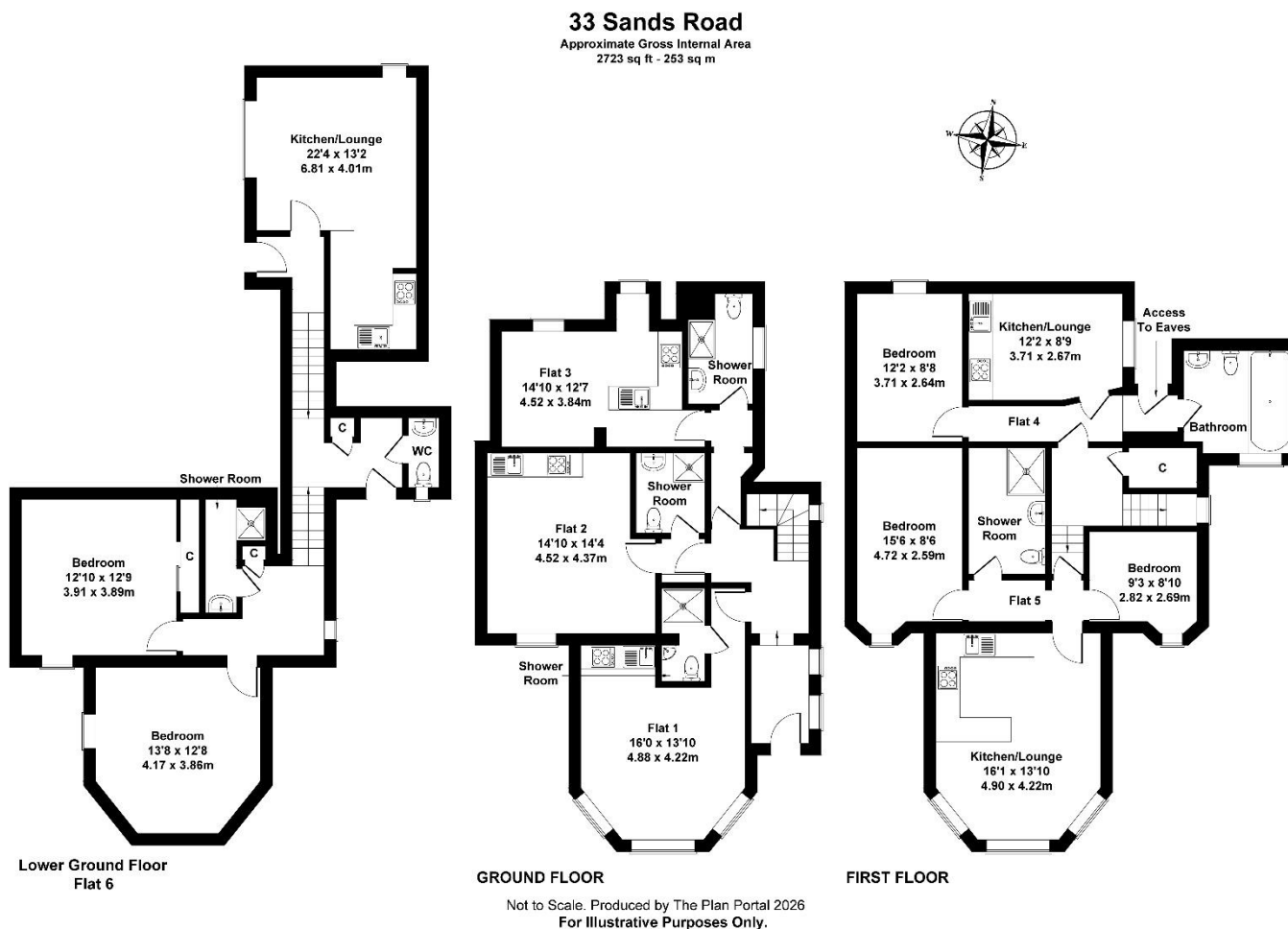
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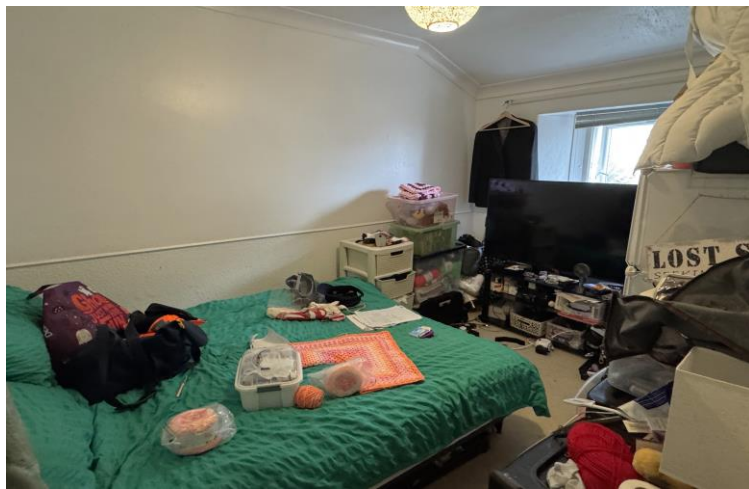
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www.bettesworths.co.uk
221 St Marychurch Road
Torquay
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TQ1 4NB



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