

FOR SALE

A SUBSTANTIAL PERIOD TERRACE HOUSE CONVERTED INTO FLATS AND BEDSITS AND LET AS AN HMO

Comprising 2 Flats and 5 Bedsits and producing a substantial Income

**NO 6 BARTON CRESCENT
DAWLISH, DEVON, EX7 9QH**



This is a substantial Period Terraced House in a sought after location that has been converted some time ago into an HMO (House in Multiple Occupation). The premises now comprise 2 Flats and 5 Bedsits, and as currently arranged produces a substantial income. The premises have been registered with Teignbridge District Council as an HMO and benefits from a fire alarm throughout the premises.

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SITUATION AND DESCRIPTION

This offers an opportunity for investors to acquire the freehold of this substantial Period premises located in a convenient position on the edge of the Town in a sought after terrace. The premises are mid terraced and arranged on three floors with a small garden to the front and a rear yard area. Limited stay parking in the road to the front of the property is available. The building is registered with Teignbridge District Council as an HMO (House in Multiple Occupation) producing a substantial income from the 2 flats and 5 bedsits that are within the premises. The tenancies are all AST agreements (Assured Shorthold Tenancies) with rents that have not been increased for some time. Some of the tenants have been in occupation for over 10 years, offering stability in the rental income.

Dawlish is a popular seaside resort situated on the South Devon coast midway between the River Exe and River Teign estuaries. Dawlish is located approximately 10 miles south of Exeter, 9 miles west of Newton Abbot and 2 miles North of Teignmouth. Road access to Dawlish is principally via the A379 which forms the picturesque coastal route from Exeter to Newton Abbot and onto Torbay. Access to the M5 motorway is available at junction 30 approximately 10 miles away. Dawlish town centre is within 5 minutes' walk from the property and offers good local retail facilities, with more comprehensive facilities available at Exeter or Newton Abbot.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

GROUND FLOOR

Accessed from the front via a pathway through a small garden area to the ground floor Entrance Hallway with doors to

Bedsit No 6

6.16m x 4.20m (20'2" x 13'9") max

Spacious room with bay window to the front. Stainless steel sink unit with single drainer. Range of wall and base units. Radiator. Electric Cooker point.



Bedsit No 5

6.14m x 4.25m (20'2" x 13'11") max

Stainless steel sink with drainer and cupboards above and below. Window to rear. Radiator. Wash hand basin.

Flat No 4

Living Room / Kitchen

3.23m x 3.14m (10'7" x 10'4") max

Stainless steel sink with double drainer. Cupboards as fitted. Gas cooker. Ideal Mexico gas fired boiler for communal central heating.

Bathroom

Panelled bath and low level WC suite. Window.

Bedroom

3.55m x 3.17m (11'8" x 10'4") max

3 windows. 2 radiators. Power as fitted. Door to rear yard.

FIRST FLOOR

From the main hallway stairs lead up to the First Floor with half landing and doors to

Shared Toilet

Low level WC suite

Bedsit No 3

6.0m x 3.65m (19'8" x 11'11") max

Stainless steel sink unit with cupboards below. Radiator. Window to rear and 2 windows to the side. Electric cooker point.

Shared Bathroom

Panelled bath, wash hand basin and low level WC suite. Window.

Stairs lead to the First Floor Landing with doors to

Bedsit No 2

6.16m x 4.24m (20'2" x 13'9") max

With kitchen to far wall. Range of base and wall units with Stainless steel sink unit and drainer. Window to rear.



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Bedsit No 1

Living Room / Kitchen 6.12m x 3.93m (20'1" x 12'10") max

Stainless steel sink unit with range of base units. Bay window. Electric panel heater.



Bedroom 3.86m x 2.6m (12'8" x 8'6") max

Wash basin with electric water heater over. Window to front.

SECOND FLOOR

Landing with doors to

Flat No 7

Living Room 5.16m x 3.90m (16'11" x 12'9") max

Window to front. Tiled fireplace. Door to kitchen and bedrooms.

Kitchen 3.67m x 2.18m (12'0" x 7'2") max

Range of wall and base units with stainless steel sink and drainer.



Bedroom No 1 6.2m x 4.2m (20'4" x 13'9") max

Fireplace with tiled slips and cast iron grate. Window to rear.

Bedroom No 2 3.84m x 2.60m (12'7" x 8'6") max

Window to front. Power as fitted. Spot lighting.

Bathroom

Panelled bath, wash basin, low level WC suite. Airing cupboard with cylinder and immersion heater.

EXTERNALLY

To the front is a small level garden area. To the rear is a small enclosed yard area with an access gate to a rear service road.

TENANCIES

A brief list of the tenancies are as follows

Flat / Bedsit No	Tenant Name	Start Date	Rent
Flat No 1	Payne	1995	£ 368 pcm
Bedsit 2	Povey	2011	£ 370 pcm
Bedsit 3	Sturley	2006	£ 325 pcm
Bedsit 4	Key	2014	£ 400 pcm
Bedsit 5	Habouous	2010	£ 368 pcm
Bedsit 6	Whittle	2014	£ 346 pcm
Flat No 7	Passmore	2007	£ 450 pcm
		Total Rent	£2,627 pcm

PRICE

Offers are sought in the region of £295,000 for the freehold of this substantial premises producing a gross income of over £31,500 pax from the 7 rental units. It is believed that these rents have been set at this level for some time and are below the current market levels, allowing scope for improvement by a new owner.

SERVICES

We understand that mains water, drainage, gas and electricity are available to the premises.

EPC – ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared and the rating is: - D58

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0286)



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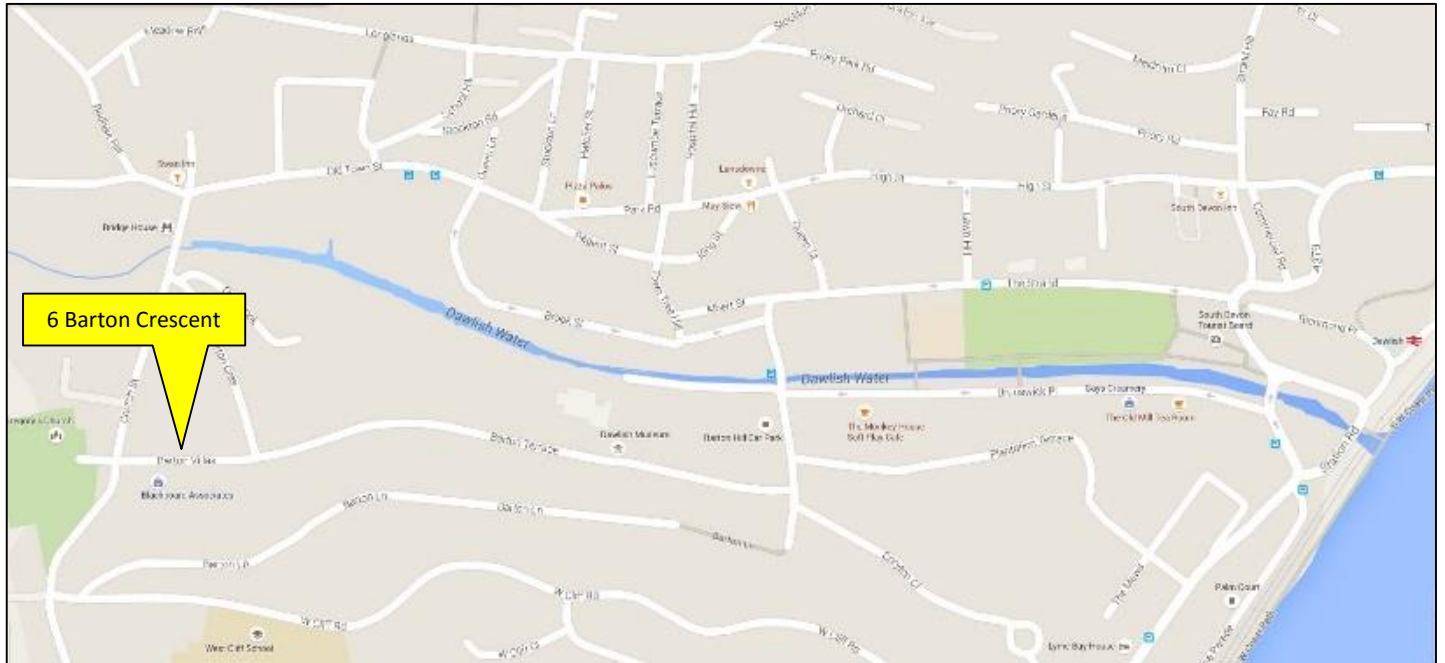
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