

LOT  
88

## 7 Polsham Park, Paignton, Devon TQ3 2AD

GUIDE PRICE **£225,000+**\*

RESIDENTIAL INVESTMENT

### Description

A high yielding three storey end of terrace property requiring some remedial works and updating, currently comprising three × one bedroom apartments and two studio apartments, all currently let and generating an income of £2,675pcm/£32,100pae. The property has the benefit of on drive parking and an enclosed rear garden currently allocated to the ground floor rear flat, a gas central heating system serving all five flats and included in the rents passing, with top up smart meters providing electricity to each unit. The property is likely to appeal to the career lettings fraternity and to those looking for a post works break-up and resale opportunity.

### Situated

Polsham Park is a popular residential lettings area being conveniently situated for the town centre facility and amenities of Paignton, along with its sandy beaches and pier.

### Ground Floor

Communal entrance hall, studio flat to the front of the property and a one bedroom garden flat to the rear with enclosed garden.

### First Floor

Landing, two × one bedroom flats.

### Second Floor

Studio flat.

### Outside

On drive parking and an enclosed rear garden.

### Viewings

Strictly by prior appointment with Fulfords Paignton 01803 529529. General enquiries



Countrywide Property Auctions  
01395 275691.

### Current Rents

Flat 1 – £600pcm/£7,200pae  
Flat 2 – £500pcm/£6,200pae  
Flat 3 – £550pcm/£6,600pae  
Flat 4 – £500pcm/£6,200pae  
Flat 5 – £525pcm/£6,300pae

### EPC Ratings

All flats are EPC rated D

### Council Tax Bands

All flats are Council Tax Band A