



A rare opportunity to acquire a Freehold Investment Property comprising 5 1 and 2 Bedroom Flats producing a Gross income in excess of £30,000 The Business below, Cafe Collective is Un-affected

**BLAK**  
PROPERTY

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21a High Street, Bideford, Devon, EX39 5AG |  
Guide Price £350,000

Bideford is the administrative centre of the Torridge area and has a static population in the region of 18,000. Barnstaple, the sub-regional centre of North Devon, lies approximately 9 miles to the east, with access along the North Devon Link Road to the M5 at Tiverton. Barnstaple has a static population in the order of 31,000 with a shopping catchment population of over 150,000.

Situation: The Flats are located half way up High street in Bideford and ideally located for Bideford's shops and amenities. The main retail areas of including High Street and Mill Street as well as the bustling Quay are closeby. Early viewing is strongly recommended through the Sole Agents

THE PROPERTY AND CONSTRUCTION The premises is of three storey construction under a pitched composite slate roof, with access on the Ground Floor to the residential flats and the building consists of 1 x two bedroomed flats and 4 x one bedroomed flats. All the flats have electric central heating and fitted kitchens.

There is a fire system and timed lighting within the common parts, as well as an intercom system within each flat.

The Current Rental incomes are as follows: Flat 1 £450 PCM Flat 2 £550 PCM Flat 3 £525 PCM Flat 4 £435 PCM Flat 5 Currently Vacant but proposed Rent £550 PCM

Communal Entrance Hallway: Staircase to first and second floors

Flat 1:Entrance Hall with Airing cupboard Living Room/kitchen 4.6m x 3.3m Bedroom 5.5m x 5.5m Shower room EPC - D

Flat 2:Entrance Hall with airing Cupboard Lounge 4.25m x 2.8m Kitchen 3.2m x 2.4m Bedroom 1 4.1m x 2.4m Bedroom 2 3.2m x 3.2m Shower Room EPC - D

Flat 3: 8' 4" x 4' 0" (2.54m x 1.22m)Entrance Hall Lounge 4.5m x 2.7m Kitchen 2.5m x 2m Bedroom 5.1m x 2.3m Shower Room 2.5m x 1.2m EPC - C

Flat 4:Entrance Hall Lounge 3.1m x 2.9m Kitchen 2.1m x 2.1m Bedroom 3.2m x 3.1m Shower room EPC- D

Flat 5: 5' 4" x 6' 10" (1.62m x 2.08m)Entrance Hall Lounge 5.2m x 4.1m Kitchen 2.8m x 2.1m Bedroom 5.1m x 3.4m Shower Room 2.1m x 1.6m EPC - D

Tenure Photos & EICR's:Freehold The photos taken are of Flat 3 prior to the last tenants occupation. All the Flats have current Satisfactory EICR's

THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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