



Andrew J Levick
THE PROPERTY CONSULTANT

**136 Clovelly Road, Bideford, EX39 3BU
Offers In Excess Of £200,000 Freehold**

An exciting investment opportunity; 4 studio flats (all let on AST's) and separate single garage with a current income circa £21,500 per annum.

The property has been successfully let for a number of years and the flats are all fully self-contained with an entry phone system, double glazing and electric & gas heating (one flat has gas central heating).

The building complies with current regulations. There is a full fire alarm system with a panel, and Emergency Lighting.

To the rear of the property is a shared courtyard.

Viewing recommended.

The accommodation comprises (all measurements are approximate)

MAIN ENTRANCE DOOR leading into:-

MAIN ENTRANCE HALL with high level boxed meters, fire alarm control panel, electric heater and inner door into:-

HALL with stairs to 1st floor, understairs cupboard, Flats 1 & 2 off.

1ST FLOOR HALF LANDING with window to rear, store cupboard and stairs up to 1st floor landing leading to Flats 3 & 4.

FLAT 1 (currently let for £395 pcm)

ENTRANCE DOOR into:-

LIVING/BEDROOM 18' 2" x 11' 9" (5.54m x 3.58m) with Upvc double glazed bay window, electric heater and door to:-

KITCHEN 9' 10" x 8' 10" (3m x 2.69m) with Upvc double glazed window to rear, range of modern fitted kitchen units, airing cupboard, electric heater and leading to:-

REAR HALL with upvc door out into shared courtyard and door to:-

SHOWER ROOM/WC with window to rear, wc and shower.

FLAT 2 (currently let for £430 pcm)

ENTRANCE DOOR into:-

LIVING/BEDROOM with upvc double glazed bay window, radiator and door to:-

KTICHEN with upvc double glazed window to side, range of modern fitted kitchen units and door to:-

SHOWER ROOM/WC with upvc double glazed window to side, wc, shower, radiator and airing cupboard.

FLAT 3 (currently let for £460 pcm)

ENTRANCE DOOR into:-

ENTRANCE HALL with all other rooms off.

LIVING/BEDROOM 18' 2" x 11' 9" (5.54m x 3.58m) with upvc double glazed bay window to front and electric heater.

KITCHEN 11' 6" x 8' 4" (3.51m x 2.54m) with upvc double glazed window to rear, range of modern fitted units and electric heater.

SHOWER ROOM/WC with wc, airing cupboard and shower cubicle

FLAT 4 (currently let for £445 pcm)

ENTRANCE DOOR into:-

ENTRANCE HALL with all other room off.

LIVING/BEDROOM with upvc double glazed window to front, electric heater and storage cupboard.

KITCHEN with upvc double glazed window side, range of modern fitted units, electric heater and airing cupboard.

OUTSIDE

BOILER CUPBOARD Approached via a separate door to the side of the building and housing the gas boiler providing central heating to Flat 2.

COURTYARD Also approached via a separate door to the side of the building. Shared between all flats.

SINGLE GARAGE (currently let for £50 pcm)

FRONT GARDEN Small fully enclosed front garden shared between all the flats.

Please note that the property is being marketed jointly with Andrew J Levick - The Property Consultant

Sample photos



Floorplans to follow



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