

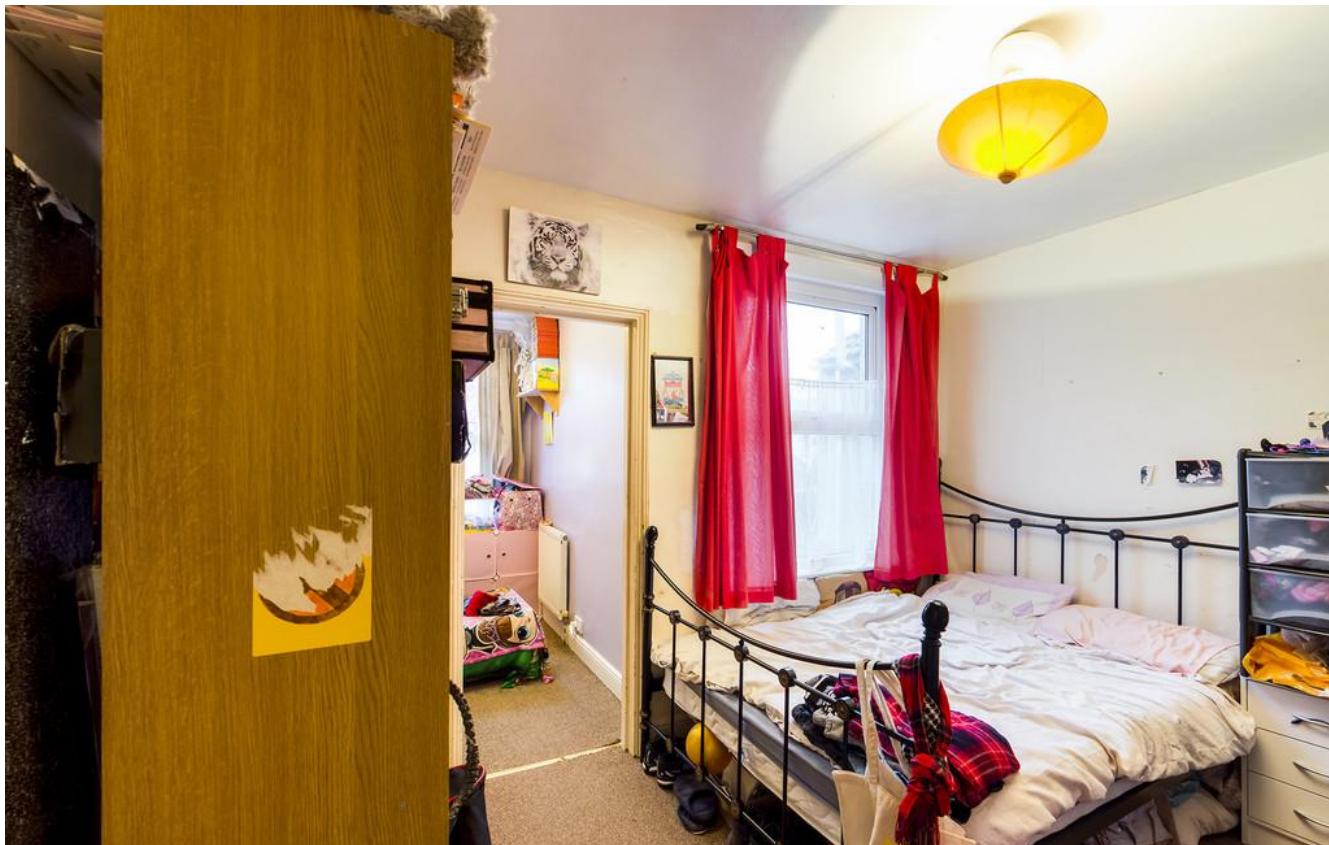
**FOR SALE**



**Devonshire Road, Dover**

**3 Bedrooms, 1 Bathroom, Investment opportunity**

**Offers In Excess Of £140,000**



## **Devonshire Road, Dover**

### **3 Bedrooms, 1 Bathroom**

### **Offers In Excess Of £140,000**

BOOK A LIVE VIRTUAL VIEWING FOR THIS PROPERTY - LIVE Online Viewings from anywhere and any device! INVESTORS ONLY a three bedoomed terraced that has been let to the same tenants since September 2007 making it an ideal buy to let. There is an open plan lounge /diner making it a fantastic family room. You also have a kitchen and downstairs bathroom. Upstairs there are three bedrooms with the main bedroom leading onto bedroom three. Although the house needs some modernisation it is well worth an early viewing

- **Investment property**
- **Currently let**
- **Long term tenants**
- **Three bedrooms**
- **Garden**

#### **FRONT DOOR**

**LOUNGE/DINER 21' 5" x 12' 2" (6.53m x 3.71m)**

**KITCHEN 8' 6" x 6' 1" (2.59m x 1.85m)**

**BATHROOM 8' 4" x 5' 10" (2.54m x 1.78m)**

#### **LANDING**

**BEDROOM 12' 0" x 9' 1" (3.66m x 2.77m)**

**BEDROOM 8' 6" x 6' 2" (2.59m x 1.88m)**

**BEDROOM 12' 3" x 8' 11" (3.73m x 2.72m)**

#### **GARDEN**

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a





small margin of error. All Measurements are Approximate. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.

Our team of highly qualified Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18

Intended Buyers will be asked to produce photographic ID as well as a recent proof of address and we would ask for your cooperation in order that there will be no delay in agreeing the sale (subject to contract)

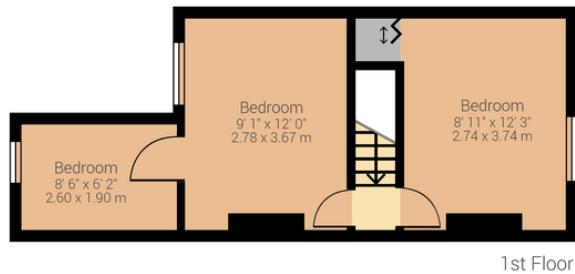
We have made a virtual tour for this gorgeous home: check out the stunning 270-megapixel resolution tour

by clicking the link on this page!

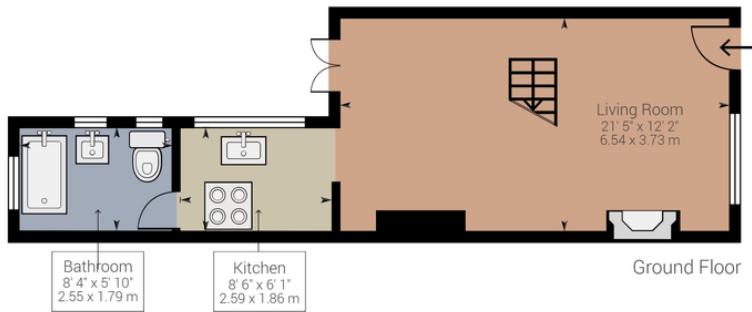
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>		44
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





1st Floor



Ground Floor

Approximate net internal area: 639.53 ft<sup>2</sup> / 59.41 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

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**MARTIN & CO**

**Accuracy:** 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN'S SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

