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Anchor House Creations BICKINGTON

- Investment Opportunity
- Three One Bedroom Flats
- Sought After Location
- Freehold
- Genuine Reason for Sale
- Business on Ground floor unaffected



£250,000 Freehold

This investment property is in the middle of Bickington Village. To the rear is a one bedroom flat and on the first floor are two further one bedroom apartments. On the ground floor is a successful hairdressing business on a current lease, the buyer to benefit from the rental income. To the rear of the property is a good sized garden area mostly paved. The property is fully let providing a current income of £19,339.00. The landlord has continually maintained the property and is all up to date with fire regulations. Location Situated in Bickington, a convenient location with local shops, store, pub, restaurant and nearby villages including Fremington. Barnstaple is within short driving distance and easily accessible via a regular bus service giving access to the town which is the historic and regional centre of North Devon. Situated in the valley of the River Taw it is surrounded by beautiful countryside and some of the areas best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. Popular sandy beaches of Woolacombe, Croyde and Instow are within easy reach and the A39 Atlantic Highway provides convenient access to the M5 motorway network and beyond. The working port and market town of Bideford lies approximately 10 miles away and the cathedral city of Exeter with its university, airport, inter-rail and motorway links are less than 50 miles away.

Ground Floor

Ground Floor Shop

35 Sqm - (375 SqFt)
Retail area, Kitchen and W.C

Ground Floor Flat

29 Sqm - (312 SqFt)
Bedroom, Lounge/Kitchen, Bathroom.
This flat has been set up for a disabled person. The bathroom is separate from the flat but across the hallway

First Floor

Front Flat - Flat 1

48 Sqm - (527 SqFt)
Kitchen, Lounge, Bedroom, Bathroom

Rear Flat - Flat 2

33 Sqm - (335 SqFt)
Lounge, Bedroom, Kitchen and Bathroom

Tenancies

Shop

Current rent - £450 PCM.

Ground Floor Flat - £450.00 PCM
Front Flat - Flat 1 - £425.00 PCM. Rear Flat - £346.00 PCM

Total Rental - £20,052.00 per annum.

OUTSIDE

There is a communal laundry area. A large patio garden (shared use by the residents)

Viewings

We will need a few days notice for a viewing to be arranged with the tenants.

SERVICES

Mains Connected, Electric and Water.
EPC - TBC

DIRECTIONS

From Barnstaple down hill into Bickington. The property is just on the right hand before the convenience store and Babbages. Situated opposite the pub.

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