



Bond
Oxborough
Phillips

Changing Lifestyles

83 & 83A Moreton Park Road
Bideford
Devon
EX39 3BB

Asking Price: £325,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

83 & 83A, Moreton Park Road, Bideford, Devon, EX39 3BB

A LUCRATIVE HMO WITH TENANTS IN SITU FOR IMMEDIATE INCOME

- Ground Floor accommodation comprising 3 spacious Bedrooms, a generously sized Kitchen / Living Room, a modern Shower Room & an additional Cloakroom
- Store Room - a bike store for the use of any tenant who has a bicycle
- First Floor accommodation comprising 3 Bedrooms, a spacious Kitchen / Living Room & a Bathroom
- Generating £39,120 p.a.
- Prime location near Bideford Town Centre
- 2 Garages included



Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.



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This is an exciting opportunity to acquire a lucrative House of Multiple Occupation (HMO) property, currently generating an impressive annual gross rent of £39,120. Skilfully converted from the former Moreton Park Stores, this thriving investment is ideally situated near Bideford Town Centre along the desirable Moreton Park Road.

The property has undergone substantial renovation, particularly on the ground floor, transforming what was originally retail space into contemporary accommodation comprising 3 spacious Bedrooms, a generously sized Kitchen / Living Room, a modern Shower Room and an additional Cloakroom. The ground floor exudes a fresh, contemporary feel and further benefits from a convenient Store Room - this is a bike store for the use of any tenant who has a bicycle.

On the first floor, there are 3 further Bedrooms complemented by another spacious Kitchen / Living Room and a Bathroom. Although the first floor accommodation does not have the same contemporary finish as the ground floor, it remains comfortably liveable and functional, following a thoughtful reconfiguration to maximise bedroom space.

Adding further value and versatility to this property are 2 Garages included in the sale - one situated immediately behind the building and another within a nearby block. With garages in high demand in this locality, there is significant potential to boost rental income by leasing these separately or selling them individually.

This attractive investment opportunity is offered with the convenience of the existing tenants remaining in situ, ensuring immediate rental income upon completion.

Council Tax Band

A - Torridge District Council

Important Information

Please note: the floor plan and associated measurements provided are approximate.

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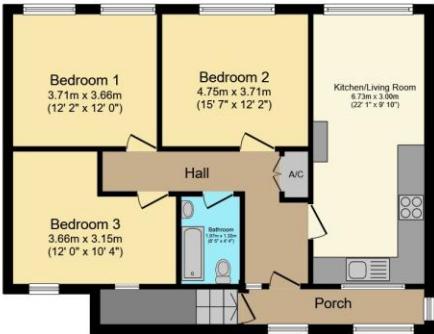


Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Ground Floor
Floor area 77 sq.m. (828 sq.ft.)



First Floor
Floor area 80.0 sq.m. (871 sq.ft.)

Total floor area: 139.6 sq.m. (1,502 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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21-38	F		
1-20	G		

Directions

From Bideford Quay proceed up the main High Street turning left at the very top and take the first right hand turning onto Abbotsham Road. Travel through the traffic lights and past Bideford College on your left hand side. Take the next left hand turning onto Moreton Park Road. Pass the right hand turning for Laurel Avenue and follow the road as it bears right. Number 83 & 83A Moreton Park Road will be situated on your left hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have 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. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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