



Bond
Oxborough
Phillips

Changing Lifestyles

8 Lower Gunstone
Bideford
Devon
EX39 2DE

Asking Price: £235,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

8 Lower Gunstone, Bideford, Devon, EX39 2DE

AN EXCEPTIONAL INVESTMENT OPPORTUNITY



- 1 x 1 Bedroom Ground Floor flat
- 1 x 2 Bedroom First Floor flat
- 1 x 2 Bedroom Second Floor flat
- 2 Bedroom cottage with private courtyard
- Located in the heart of town, just a short stroll from all amenities
- Long-term tenants in place (except for cottage which is currently vacant)
 - Realistically priced to attract an early sale
- This property represents a superb investment with immediate income & potential for growth



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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Located in the heart of town, just a short stroll from all amenities, this charming stone-fronted Grade II listed property offers an exceptional investment opportunity. Expertly converted 30 years ago, the building now houses 3 self-contained flats and a separate 2 Bedroom cottage, each offering significant rental potential.

Spanning 3 floors, the property is accessed via a Communal Hallway, featuring a spiral staircase. On the Ground Floor, you'll find a well-appointed 1 Bedroom flat. The first and second floors each host identical 2 Bedroom flats, with the top floor flat benefiting from additional roof lights and both enjoying partial river views.

Within the Communal Hallway, there is a secure storage area, currently used for bicycle storage, adding to the appeal for tenants. The flats are accessed by a covered walkway that leads to the rear of the building, where you'll discover the adjoining 2 Bedroom cottage. This cottage, which boasts a private courtyard, is currently vacant and offers an excellent opportunity for refurbishment to further increase its rental value.

The flats have a proven track record of successful letting, with long-term tenants in place, generating a current annual rental income of approximately £22,500. However, there is significant potential to increase this figure in line with current market rates, particularly after modernising the vacant cottage.

Realistically priced to attract an early sale, this property represents a superb investment with immediate income and potential for growth. Don't miss out on this unique opportunity to enhance your property portfolio in a highly desirable location.

Agents Notes

Current Rent: Flat 1 £395pcm. Flat 2 £550pcm. Flat 3 £422.11pcm. Bond Cottage (currently vacant) £525pcm.

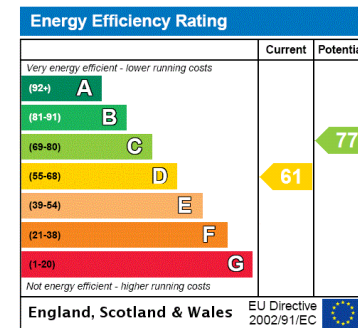
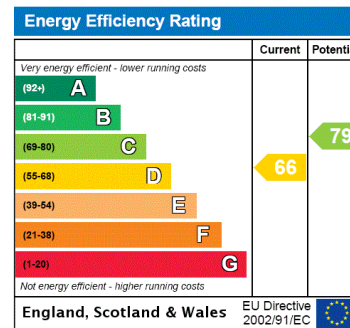
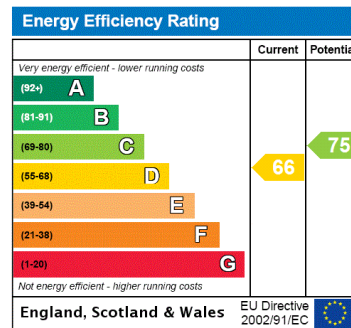
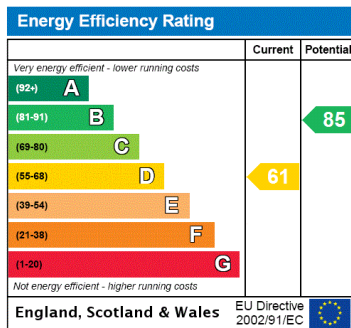
The main water meter is situated in Flat 1. There are sub meters in the other properties and the current landlord invoices the tenants accordingly.

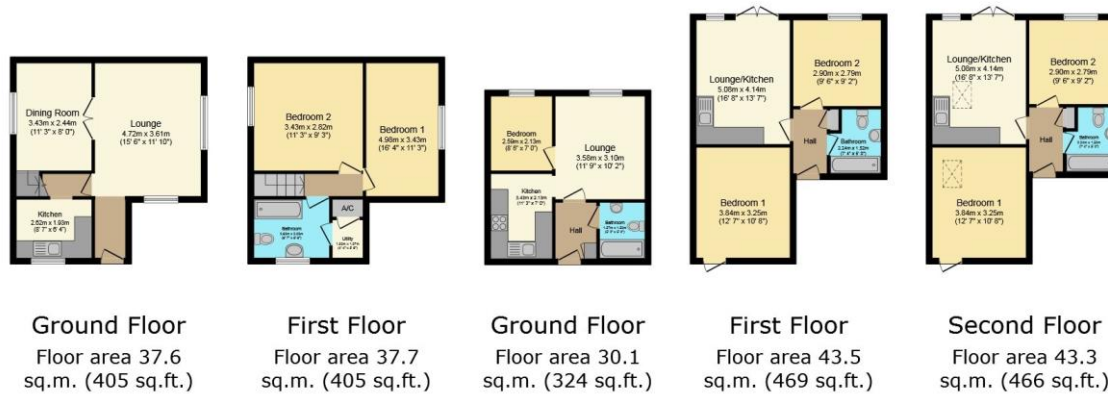
Each property has its own gas boiler and radiator heating.

Council Tax Band

Flats 1-3 = A – Torridge District Council

Bond Cottage = B – Torridge District Council





TOTAL: 192.3 sq.m. (2,070 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

Directions

By car: From Bideford Quay, proceed up High Street. At the top of the High Street, turn right and then immediately right again into Higher Gunstone. Number 8 Lower Gunstone will be found on your right hand side.

On foot: From Mill Street, with the High Street behind you, take the first left hand turning into Lower Gunstone to where number 8 will be found a short distance 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.