GRISDALES
PROPERTY SERVICES

31 Devon Road, Whitehaven, CA28 8PJ

£75,000

INVESTMENT OPORTUNITY – Tenanted Two-Bedroom Semi-Detached Home with Strong Yields of 8% Gross.

A fantastic opportunity for buy-to-let investors—this well-presented two-bedroom semi-detached property is being sold with a long-term tenant in situ, offering immediate rental income and excellent investment yields.

Located in a desirable lettings area, the property benefits from generous front and rear gardens, providing attractive outdoor space for tenants while enhancing long-term appeal and capital growth potential.

Internally, the accommodation is well-maintained and fully compliant with current rental regulations, making this a stress-free, ready-to-go investment. The layout includes a bright living room, a fitted kitchen, two good-sized bedrooms, and a family bathroom.

THINGS YOU NEED TO KNOW
The property is Freehold and offers mains gas, electric, water and drainage supplies.
The property is currently tenanted and will be sold with a tenant in Situ. The tenant currently pays £500pcm.

ENTRANCE HALL
Double glazed door, radiator.

LOUNGE
12'0" x 14'4" (3.676 x 4.389)

Laminate wood flooring, double glazed window, radiator, TV Point, door leading to under stair storage cupboard.

KITCHEN
12'0" x 5'9" (3.669 x 1.777)

Range of wall and base units with complementary work surfaces, uPVC clad walls, gas cooker with stainless, splash back and extractor hood, double glazed window, radiator.

STAIRCASE & LANDING
Double glazed window.

SHOWER ROOM
4'11" x 5'10" (1.513 x 1.792)

UPVC clad walls, and ceiling, shower cubicle, wash hand basin, W.C, double glazed window, radiator.

BEDROOM 1
12'0" x 10'11" (3.669 x 3.339)

Double in size, double glazed window, radiator, TV point.

BEDROOM 2
10'0" x 9'3" (3.071 x 2.827)

Single in size, double glazed windows, radiator.

EXTERNALLY

Gardens to the front and rear of the property. Parking is by way of on street parking.

FACILITIES
Heating is by way of gas fired central heating with a gas fire in the lounge.

DIRECTIONS
From Whitehaven travel south on the A595 and get into the left hand lane signposted Cleator Moor. At the mini roundabout travel straight ahead onto Egremont Road. Turn left onto Lincoln Road and then take the second right hand tuning onto Devon Road. The property can be found further along on the left hand side.
W3W: ///shades.goodbye.bathtubs

COUNCIL TAX
We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

VIEWING ARRANGEMENTS
To view this property, please contact us on 01946 693931.

NOTES TO BROCHURE
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to

satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

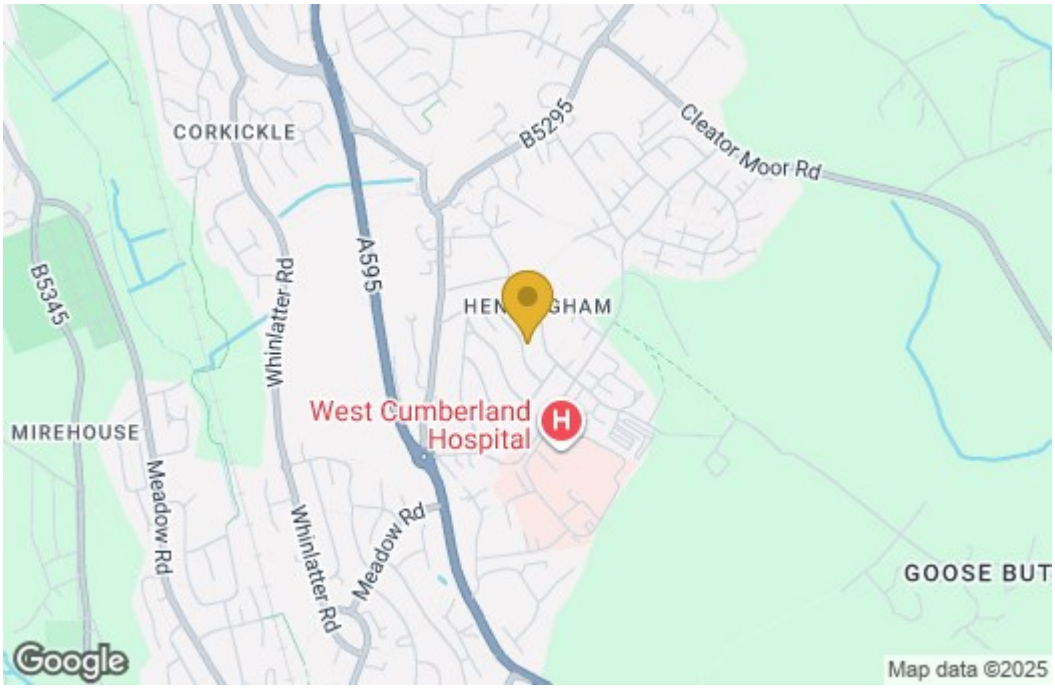
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

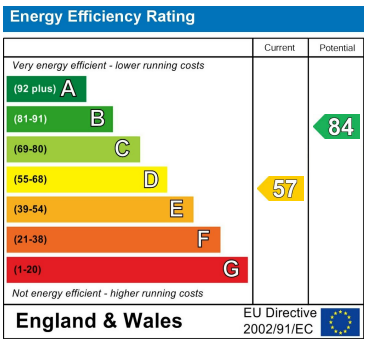
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

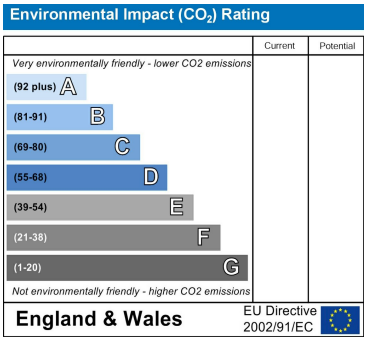
Floor Plan

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.