



21b Palace Avenue  
Paignton TQ3 3EF  
£415,000



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**Winfields**  
Commercial

**Welcome to Palace Avenue, Paignton - a charming location for this impressive terraced house! Boasting 9 let rooms. Situated in a vibrant neighbourhood, this house is currently set up as a House in Multiple Occupation (HMO), making it a fantastic investment opportunity for those looking to generate rental income. With its spacious layout and prime location, this property on Palace Avenue is sure to capture the hearts of those seeking a versatile and well-located home. Don't miss out on the chance to own a piece of this thriving community!**

- Investment Property
- Washing Room/Utility Room
- HMO Property
- 999 Year Lease from 15th July 1988
- 9 Letting Rooms
- Great Turnover

The accomodation briefly comprises of;

#### REAR GARDEN/ ENTRANCE

The property is accessed via front door through the rear courtyard area.

#### UTILITIES

The property is connected to mains gas, electric, water and sewage. Each of the letting rooms are fitted with electric sub-meters.

#### HEATING

The property benefits from a gas boiler which provides hot water and heating throughout.

#### TENURE

The property is Leasehold with 999 years remaining and starting on the 15th July 1988

#### ASKING PRICE

An asking price of £435,000

#### VAT

The property is not elected for VAT.

#### LEGAL COSTS

Each party will be responsible for their own legal costs unless agreed otherwise.

#### VIEWING


Viewing is highly recommended and can be arranged by prior appointment with Winfields Commercial Department.

#### MONEY LAUNDERING REGULATIONS 2017

In line with The Money Laundering Regulations 2017, Winfields Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

# FLOOR PLAN & E.P.C.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Winfields

Commercial

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