



Devon Street, TS25 5SW  
2 Bed - House - Mid Terrace  
£39,950

**ROBINSONS**  
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\*\*\* TO BE SOLD WITH A SITTING TENANT/ASSURED SHORTHOLD TENANCY IN PLACE \*\*\* We are pleased to offer for sale this two bedroom mid terraced property which is to be sold with a SITTING TENANT PAYING £303.33 PER CALENDAR MONTH/ANNUAL RENT OF £3,639. With a yield of 9.1% the home makes an ideal purchase for a buy to let investor and offers accommodation that features uPVC double glazing and gas central heating. The internal layout comprises: entrance vestibule through to the lounge with an inner passage giving access to the kitchen, the rear lobby incorporates a door to the rear yard and access to the ground floor bathroom. To the first floor are two bedrooms, with the yard at the rear having gated access. Devon Street is located between Oxford Road and Cornwall Street which is convenient for local amenities and only a short distance from Hartlepool town centre.

## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with fanlight above, door to lounge.

### LOUNGE

15' x 13'3 (4.57m x 4.04m)

A generous lounge with uPVC double glazed window to the front aspect, coving to ceiling, television point, double radiator.

### INNER PASSAGE

Stairs to the first floor, access to kitchen.

### KITCHEN

14'9 x 5'8 (4.50m x 1.73m)

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven

with four ring gas hob above, tiling to splashback, recess for washing machine, space for free standing fridge/freezer, wall mounted gas central heating boiler, two uPVC double glazed windows to the side aspect, double radiator.

### REAR LOBBY

Door to the rear garden, access to ground floor bathroom.

### BATHROOM/WC

Fitted with a three piece suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, double radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the rear aspect, double radiator, access to:

### BEDROOM 1

12'2 x 12' (3.71m x 3.66m)

Built-in storage cupboards to each alcove, uPVC double glazed window to the front aspect, double radiator.

### BEDROOM 2

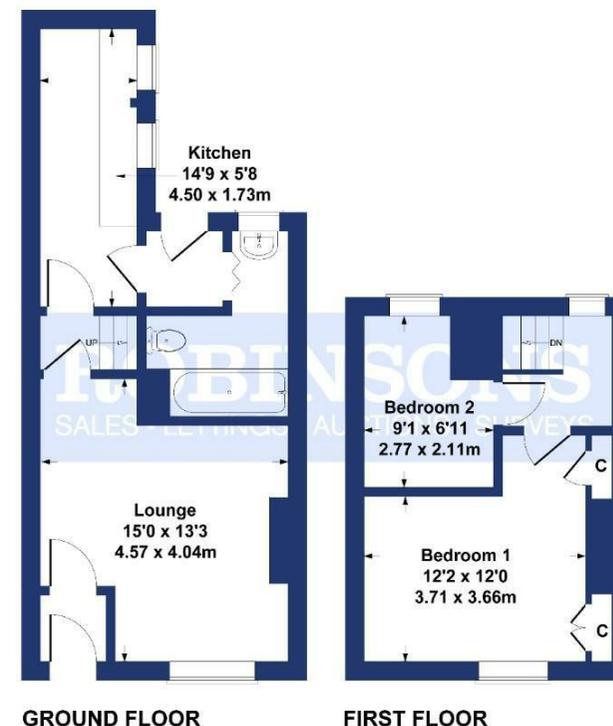
9'1 x 6'11 (2.77m x 2.11m)

uPVC double glazed window to the rear aspect, hatch to loft space, double radiator.

### OUTSIDE

The property features an enclosed yard to the rear with gated access.

**Devon Street**  
Approximate Gross Internal Area  
601 sq ft - 56 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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