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BRITISH PROPERTY AWARDS
2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

149 Devonshire Road, Blackpool, FY3 8AX



£129,950

***** INVESTMENT OPPORTUNITY *****

The property comprises a recently refurbished THREE-bedroom house, together with two additional loft areas. The accommodation briefly includes a separate lounge and a spacious, newly fitted dining kitchen. Further benefits include off-street PARKING, gas central heating and UPVC double glazing.
In addition, there is a separate shop unit, providing a potential additional rental income.

The combined potential rental income is estimated at approximately £13,300 per annum, representing an attractive gross yield of 10.3%.



- **Investment Opportunity**
- **THREE bedroom House**
- **... Recently refurbished**
- **PLUS**
- **Shop premises**
- **Annual Income c.£13.300**



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Ground Floor:

Hall: UPVC double glazed front door, Staircase.

Lounge: 13'6" x 13'3" (4.11 m x 4.04 m) UPVC double glazed bay window, Meter cupboard.

Dining Kitchen: 13'9" x 13'0" (4.19 m x 3.96 m) Modern range of newly fitted wall and base cupboard units, Complementary roll edge work tops, Radiator, Understairs store, Built in Oven, Hob and Extractor hood, Stainless steel sink, UPVC double glazed bay and side window.



First Floor:

Landing:

Bedroom 2: 13'7" x 7'6" (4.14 m x 2.29 m) UPVC double glazed bay window, Radiator, Cupboard door concealing a staircase to the second floor attic room.



Bedroom 1: 14'5" x 13'2" (4.39 m x 4.01 m) UPVC double glazed bay window, Radiator.

Bedroom 3: 9'2" x 7'6" (2.79 m x 2.29 m) Radiator, UPVC double glazed window.



Bathroom: Newly fitted modern three piece suite comprising Panelled bath with overhead shower and screen, Vanity wash hand basin and Low flush WC, UPVC double glazed window, Part panelled walls, Heated towel rail / radiator

Second Floor: Incomplete project / currently arranged as two open plan areas.

Loft 1: 12'7" x 6'11" (3.84 m x 2.11 m) Left had side, directly open to:-

Loft 2: 14'5" x 8'5" (4.39 m x 2.57 m) R/H side



Outside:

Front Garden: Mostly stone gravelled for ease of maintenance.

Side Garden: Concreted for ease of maintenance.

Shop: UPVC double glazed windows and door, Electric Panel heater (ceiling mounted - NOT TESTED)

Heating (House): Gas central heating.

Tenure: We have been informed the property is freehold. Interested parties should seek clarification through their solicitor.



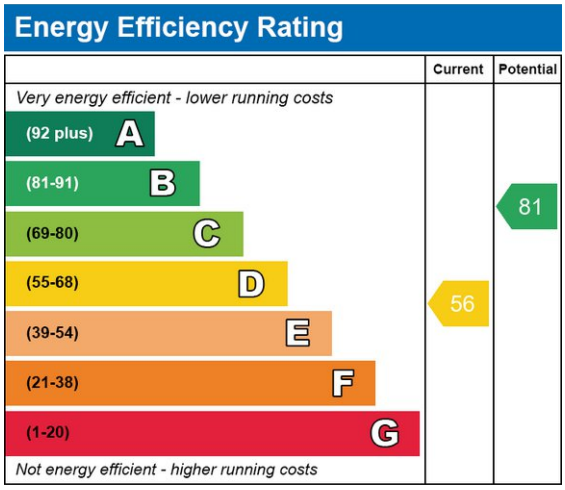
Council tax: Number 149 (House) is rated Band A - £1675.48 for period 2026/7 / Number 151 (Shop) has a rateable value of £4050 for 2026/7

Gas: Gas in the house was tested 17th September 2026. (Gas safety Record available to view in the office).

Electric: Concreted for ease of maintenance.

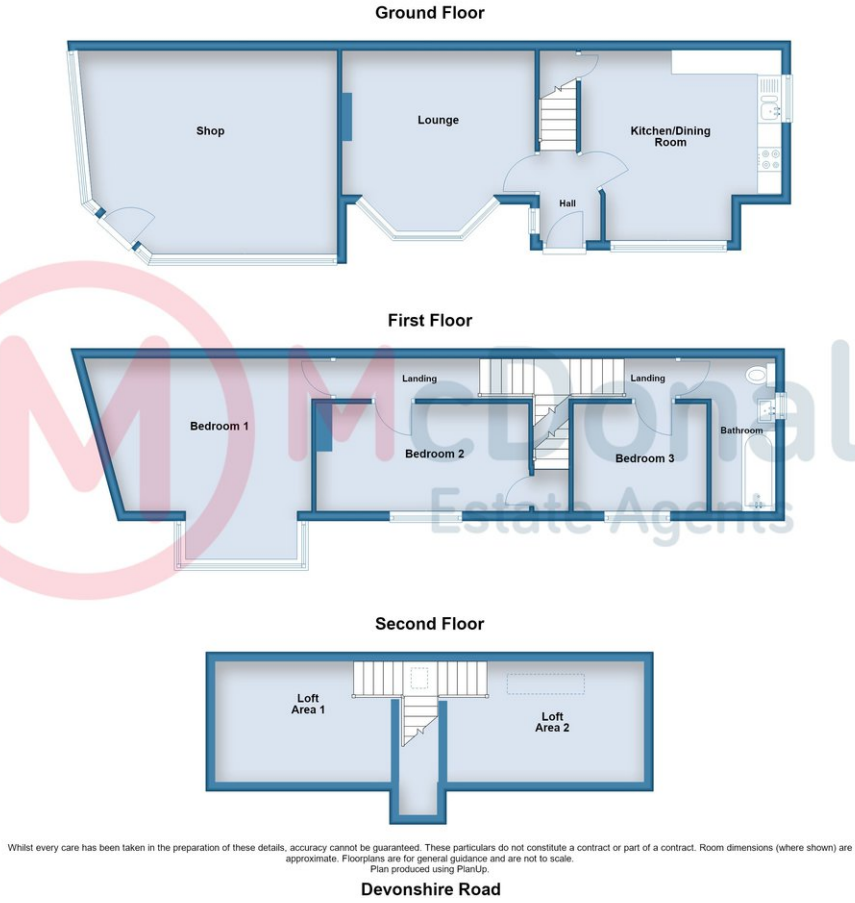
The Property Ombudsman

Directions: From our Bispham office head inland along Red Bank Road. At the roundabout take the first exit right into Devonshire Road. Travel 1.8 miles and at the traffic lights with Talbot Road, proceed straight ahead and number 149 is a short distance along on your left.



General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements**: Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures**, **Fittings & Appliances**: Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.



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