

3 Bedroom Cottage for Sale - **£135,000**

Garnett Street, Morecambe, LA4 5HH



KEY FEATURES

- Attention All Investors
- A Massive 9.1% Yield
- £1,040 Per Calendar Month
- Easier Option To Holiday Lets
- Modern Throughout
- Long Term Let Agreement
- Already Managed With £0 To Pay
- Please Contact The Office For Details

Description

We are delighted to offer to the market this truly wonderful two/three bedroom mid-cottage. The current owner has transformed the property throughout, with no work needed. A long term rental agreement is in place via Serco for peace of mind. All maintenance and service costs are paid directly via the letting agent. The property is currently generating a monthly income of £1,040 per calendar month.

Serco are a blue chip covenant company that take on the full management and maintenance of the property, and with the majority of a five year lease remaining make this a far more hassle free & secure income stream than buy to let or holiday letting.

The property features; entrance hallway, bedroom and a communal kitchen diner. To the first floor are two bedrooms with en-suite shower rooms. Enclosed yard to the rear.

Please contact us on 01524 926007, or email office@jeagent.com for further details.

Ground Floor

Entrance Hallway - Entrance doorway and stairs leading to the first floor landing.

Bedroom One - *11' 3" x 9' 3" (3.44m x 2.82m)* (into recess)

Double glazed uPVC window to the front aspect. Double radiator.

Kitchen Diner - *10' 11" x 14' 9" (3.35m x 4.5m)* Modern fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Electric oven, four ring electric hob and stainless steel extractor. Space for a fridge freezer and washing machine. Two uPVC double glazed windows and door leading to the rear yard.

First Floor

Bedroom Two - *8' 7" x 8' 2" (2.63m x 2.5m)* (plus 1.30m x 2.76m)

Double glazed uPVC window to the front aspect. Double radiator. Storage cupboard. Door leading to-

En-suite Shower Room - Three piece suite comprising; shower cubicle, wash hand basin and low level WC.

Bedroom Three - *9' 4" x 8' 0" (2.87m x 2.44m)* Double glazed uPVC window to the rear aspect. Double radiator.

Shower Room - Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect.

Exterior

External - Enclosed rear yard.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information: We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars.

Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.