

# Belvic Court

11 Orchard Gardens, Teignmouth, Devon, TQ14 8DP





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**Attractive Period Block of 8 Flats**  
**Arranged Over 6 Storeys with Original Period Features**  
**Current Gross Rental Income of £55,800 Per Annum**  
**Comprising 7x One-Bed Flats & 1x Two-Bed Flat**  
**Scope to Add Value Via Refurbishment, Rent Increases & Potential Title Split**

## LOCATION

Belvic Court occupies a prime, elevated position on Orchard Gardens, a residential road in the heart of Teignmouth. The property is within the town centre, with close proximity to the seafront promenade, and train station, making it highly attractive to tenants. Teignmouth is a thriving coastal town on the South Devon coast, popular with both residents and tourists due to its beaches, local amenities, and strong transport links including direct rail services to Exeter and London Paddington.

This location would particularly appeal to investors looking to attract long-term tenants, young professionals, or those exploring holiday lets subject to necessary consents.

## DESCRIPTION

Belvic Court is an early 20<sup>th</sup> century block of eight self-contained flats arranged over six floors. The property retains many elegant features including ornate plasterwork, wide staircases, and high ceilings. The configuration includes seven one-bedroom flats and one two-bedroom flat, with access via a communal hallway and stairwell.

Externally, the front elevation has recently undergone repainting and is in good condition. There is a private garden and access pathway to the rear, where a modern detached brick-built unit (housing two of the flats) is located.

While the flats are generally in lettable condition, several would benefit from modernisation, presenting a strong opportunity to uplift rental values. All units have separate electric meters, with a mix of water meters and water rates.

Ref No: 5336

**£785,000 Freehold**

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## ACCOMMODATION

The accommodation is arranged:

### FLAT 1 – BASEMENT

A 1 bedroom flat. Accessed via external stairs at front of the property.

### LOBBY & COMMUNAL HALLWAY

With original staircase leading up to the top floor.

### FLAT 2 – GROUND FLOOR

A 1 bedroom flat with bay window at front.

### FLAT 4 – GROUND FLOOR

A 1 bedroom flat, located at the rear of the property and accessed via the rear garden.

### FLAT 5 – FIRST FLOOR

A 1 bedroom flat, located at the front of the property and benefitting from a bay window.

### FLAT 7 – FIRST FLOOR

A 2-bedroom flat, located at the rear of the property.

### FLAT 8 – SECOND FLOOR

A 1 bedroom flat, located at the front of the property.

### FLAT 9 – THIRD FLOOR

A 1 bedroom flat, located at the front of the property, with sea glimpses.

### FLAT 10 – FOURTH FLOOR

A 1 bedroom flat, located at the front of the property, with sea views.

## TENURE

Freehold, subject to existing residential tenancy agreements. The flats are let to a mix of long-term tenants, with rents understood to be historically low, presenting potential for future uplift.

## RENT SCHEDULE

The property generates a gross rental income of approximately £55,800 per annum. There is opportunity to increase this through refurbishment and reletting at market rates.

FLAT	RENT (PCM)	RENT (PA)	LENGTH OF TENANCY
FLAT 1	£625	£7,500	8 Years
FLAT 2	£585	£7,020	25+ Years
FLAT 4	£560	£6,720	8 Years
FLAT 5	£540	£6,480	25+ Years
FLAT 7	£565	£6,780	12 Years
FLAT 8	£565	£6,780	8 Years
FLAT 9	£606	£7,272	25+ Years
FLAT 10	£606	£7,272	25+ Years

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## EPC RATINGS

Flats 1, 8 & 9 – E.

Flats 2 & 10 – E.

Flats 4, 5 & 7 – C.

## COUNCIL TAX

Each flat is individually banded for Council Tax purposes and tenants are responsible for their own council tax bills.

## LEGAL COSTS

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

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.



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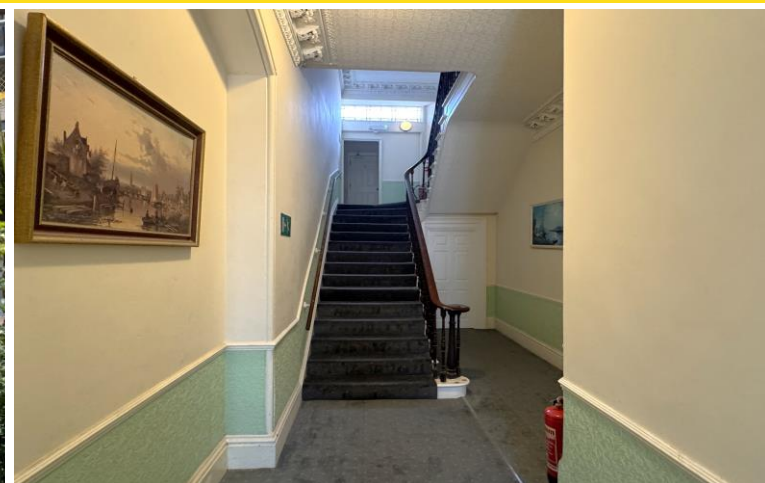
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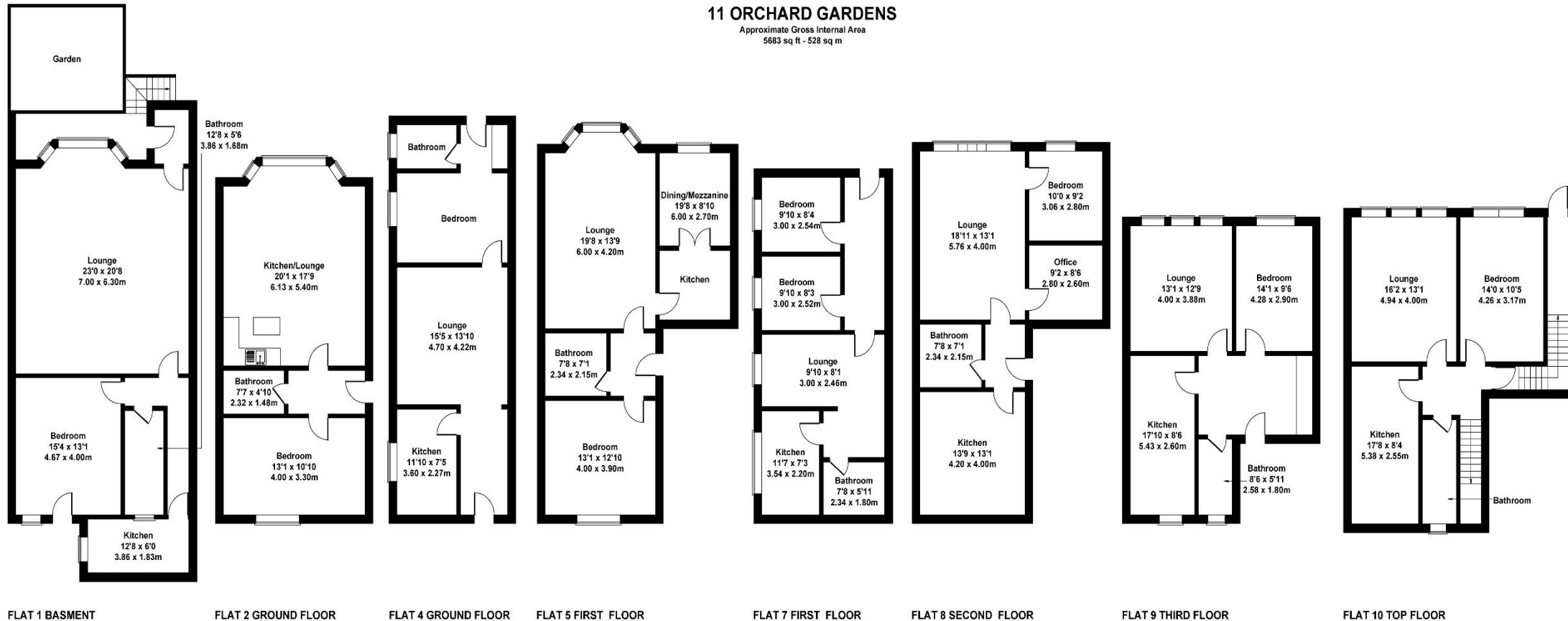


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## 11 ORCHARD GARDENS

Approximate Gross Internal Area  
5683 sq ft - 528 sq m



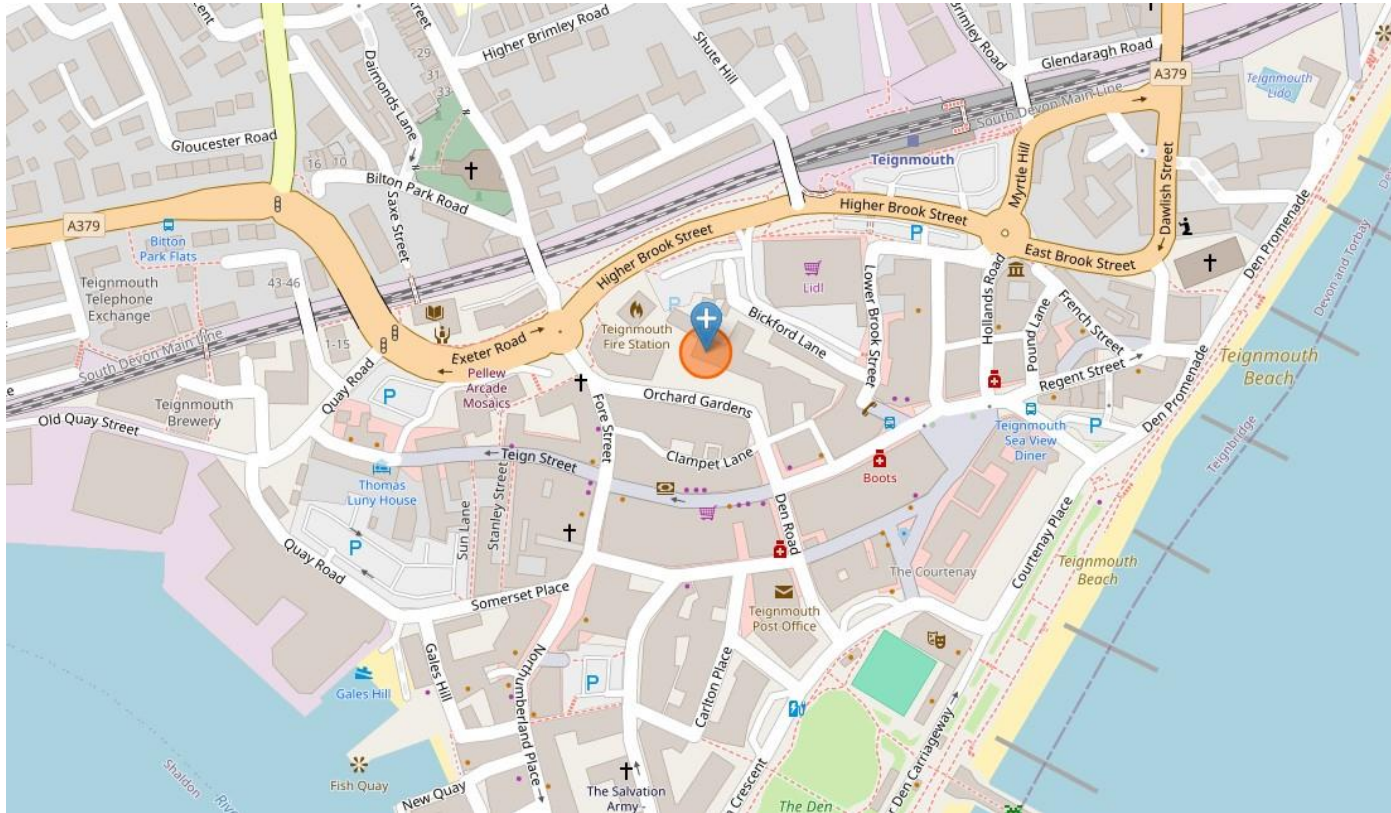
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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
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Devon  
TQ1 1BB



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