



54 Devonshire Road, Morecambe, LA3 1AW

Price: £350,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

- Income producing property
- Good Condition
- Fully Let
- Spacious Flats
- Potential for rental growth
- Located in popular Morecambe Rental location
- uPVC double glazed windows, grp bay window coverings
- Rear Yard for storage

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54 Devonshire Road, Morecambe

A prominent end terrace dwelling which comprises four letting flats which are well presented and offer modern living accommodation.

The property is stone built and has a good standard of fabric repair, both internally and externally; a recent re-roof has been undertaken.

The property is arranged over a ground, first and second floor, comprising a bed-sit and a 1-bedroom flat at ground level, two 1-bedroom flats at first and a 1-bedroom property to second.

The property faces southwest and as a result all rooms within the property catch good sunlight and benefit from airy views of their surroundings.

The building has a slate roof, uPvc double glazed windows, grp bay window coverings, and a rear yard for storage.

Location:

Situated on Devonshire Road in Morecambe the dwelling property has convenient access to both Regent and Balmoral Road as well as being with 75m of Regent Park and its associated clubs and playpark.

Buses are conveniently located within 150m of the dwelling; food and other amenity is freely accessible within the wider Westend and Albert Street. Parking within the vicinity is not restricted and although no allocated spaces are available parking close to the property is reasonably possible.

Morecambe is accessible by train, linking with Bare and Lancaster city railway stations which in turn link to the cities of Preston, Bolton, Blackburn Manchester, Edinburgh, Glasgow and Birmingham which are all within 2hrs 35mins travel time. There is a direct Manchester Airport train.

A Co-operative is located to Regent Road, Lidl, Morrisons and Sainsbury all within Morecambe.

The area has benefit of the forthcoming Eden Project North at Morecambe promenade and within Lancaster city centre the long-awaited Canal Quarter scheme is underway.

Access to the Lake District National Park (a UNESCO World Heritage Site) via single link train and the M6 motorway via J36, as well as the Yorkshire Dales National Park via J34, 36 and 37 respectively.

Services:

The property is fitted with mains services for electricity, gas, water and drainage. Flats 1, 2 and 3 are fitted with gas central heating and mains electricity meter connections.

Accommodation:

The flats comprise one-bedroom dwellings, with separate kitchen, sitting and bathroom facilities. The Bedsit unit to ground floor has a separate allocated first floor bathroom suite.



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Council Tax:

The local authority published records note a 2023 List entry as:

Bedsit Grnd Flr - Band A

Flat Grnd Flr - Band A

Flat 1st Flr - Band A

Flat 2nd Flr - Band A

Lancaster city council's 2025-26 rate is £1,578.14

Planning:

The property comprises a residential dwelling with an established C3 – Dwellinghouse use.

Flood risk:

The Environment Agency does not designate the dwelling as suffering from surface water or sea and river flooding.

Local Authority & Economic Development:

The local authority is Lancaster City Council. The Planning Department and separately the Economic Development Team may be contacted on:

T:

01524 582000 / W: [lancaster.gov.uk](https://www.lancaster.gov.uk)

Tenure & Timing:

Freehold - HM Land Registry title no. LA832446.

The property is immediately available to purchase, the dwelling not subject to current charge or lending.

Occupier agreements & rent:

The agent is informed that the flats are occupied on Assured Shorthold Tenancy agreements, at the following rents:

Bedsit Grnd Flr - £500.00 pcm

Flat Grnd Flr - £550.00 pcm

Flat 1st Flr - £650.00 pcm

Flat 2nd Flr - £500.00 pcm

The gross annual income is equal to £26,400 pa; considered to be below market tone. Deposits are held via TDS.

Price & Costs:

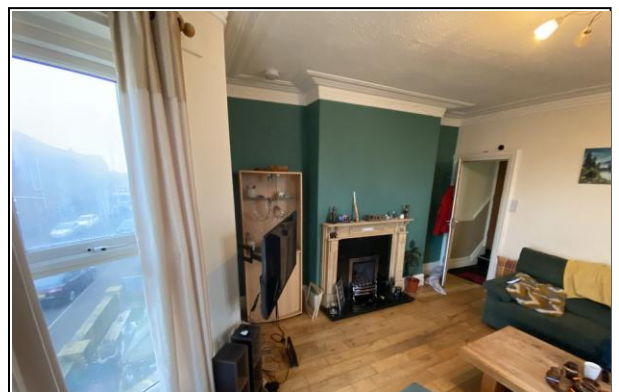
Each party to bear their costs. Figures are quoted exclusive of VAT.

Guide Price - £350,000 exclusive

The property is fully let. Rents are regarded as reversionary. A purchase at guide price will derive a net initial yield at 7.54% ARY, or on a reversion to higher letting rents >8.80% ARY.

Safety:

The property is fitted with a serviced L1 Fire system with smoke detection and alarm within each dwelling space.



Money Laundering Regulation:

In accordance with anti money laundering requirements, two forms of identification and confirmation of the source of funding will be required from the successful applicant.

EPC:

Each dwelling flat holds a valid MEES compliant energy performance certificate. Certificates available upon request, the following summary is evident:

1. The Studio (Flat 1 - Grnd Flr)

Band E - 16.04.2035

2. Flat 2 (Grnd Flr)

Band D - 30.03.2029

3. Flat 3 (1st Flr)

Band D - 30.03.2029

4. Top Floor Flat (Flat 4)

Band E – 18.07.2031

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

Victorian (1837 - 1901)

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"

Appointed as Joint Agent

Richard P Taylor Chartered Surveyors

www.rptaylor.co.uk

Tel: 01524 542717



PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

04/06/2025