

# The Bridge, Higher Contour Road, Kingswear



- Source of additional income
- Enjoy your investment as a personal holiday destination
- Generate significantly more income each year as compared to a residential let
- Benefit from tax advantages of owning and letting a Furnished Holiday Letting
- 2017 has been the year of the staycation
- Average yields are 10% compared to 6% for residential lets

Holiday lettings provide a source of income which is a great way to generate a return on your property investment. We are very flexible with owner bookings to enable you to enjoy your property when you wish, whilst working with you to maximise bookings.

## 2 Bedroom, parking, sea views on Higher Contour Road

Higher Contour Road, Kingswear is a wonderful area to invest in. This particular location offers a sense of seclusion from the main towns in the area however, you're within walking distance or a short driving distance to your next adventure.

The Bridge is ideally situated within a short walking distance from the local village shop, pub and the famous steam train. The property has great features potential guests look for when booking a property, parking, a high standard fittings and fixtures and sea views.

### Key holiday letting attributes:

- Sea Views
- Perfect for Romantic Getaways
- Character
- Parking
- Close to Amenities
- Luxury Standard

## Estimated Earnings

|                        | YEAR 1     | YEAR 2     |
|------------------------|------------|------------|
| Achievable Weekly Rate | £695-£1295 | £725-£1305 |
| Annual Occupancy Rate  | 18 weeks   | 21 weeks   |
| Gross Annual Income    | £17,500    | £21,500    |

## Blueriver Cottages

- Free Advice
- Peace of Mind
- Progressive & Innovative Marketing
- Honesty and Facts

## Facts and Stats

- Approximately 159,799 visits to our website in the last 12 months
- 143,123 targeted emails sent this year across 17 campaigns
- 54.58% of Blueriver customers book less than one day after their first interaction with the team and brand.