



This mixed use investment property comprises a PRIME RETAIL UNIT, a one bedroom GARDEN FLAT and a TWO BEDROOM MAISONETTE, all currently let and generating a healthy income. No onward chain and business unaffected.

87 Fore Street | Chudleigh | TQ13 0HT

complete.

thoroughly good property agents



PROPERTY TYPE

Residential/Commercial
Freehold



SIZE



LOCATION

Chudleigh Town Centre



AGE



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Electric



PARKING

On Road Parking



OUTSIDE SPACE

Courtyard to Ground Floor



EPC RATING

54 E



COUNCIL TAX BAND

A



in a nutshell...

- All three units currently let, business unaffected
- Established business in commercial unit
- Gross income currently £1,725 PCM
- Annual turnover currently of £20,000 per annum
- No onward chain
- Two bedroom maisonette
- One bedroom garden flat
- Walking distance to town center
- Within easy reach of Primary school



the details...

The garden flat on the lower ground floor has a "character cottage" feel. Consisting of living room 3.38m x 3.29m. Bedroom 3.31m x 2.73m, Kitchen/diner 3.53m x 3m and a shower room. The enclosed rear garden is low maintenance with a bedding plant area.

The retail unit on the ground floor has A1 and A5 use and is currently leased as a sandwich/takeaway coffee shop on a self insuring/repairing lease. The shop unit is split into two sections of which the main retail area measures 6.6m x 3.75m.

The maisonette above is light and spacious as well as having its own separate entrance to the side of the property. The master bedroom (4.99m x 4.09m max) and bathroom (3.86m x 3.5m max) are of impressive proportions, the master bedroom has far reaching views from the Velux window. Bedroom two 3.91m x 2.7m. The kitchen has a range of wall and base units as well as a space for a fridge, freezer and cooker. The kitchen measures 6.2m x 2.3m which gives potential to add a breakfast bar.

To the rear of the property there is an enclosed garden leading from the garden flat surrounded by stone walls. There is a hard standing area providing low maintenance as well as a range of shrubs and bushes. This could make a lovely BBQ area with space for a table and chairs.



the location...

A typical old Devon town, Chudleigh has numerous narrow lanes and passageways between quaint old cottages. It is located at the end of the Teign Valley, close to the Haldon Hills. Perhaps more to the point is that it is off the main road from Exeter to Plymouth, to which it owes its prosperity as a wool town from the 13th century onwards. Chudleigh is an ideal base for exploring the local countryside, the Dartmoor National Park and the English Riviera. The town has good local facilities including shops, church, public houses and a regarded primary school.

Shopping

Town Shop: Co Op Immediate to the Town centre
Bovey Tracey 4.2 miles
City: Exeter 11.8 miles

Relaxing

Beach: Teignmouth 7. miles
Finlake spa, horse riding & gym: 2.2 miles
Golf: Stover 4.4 miles
Haytor, Dartmoor: 8.3 miles

Travel

Bus stop: 0.1 mile
Train station: Newton Abbot 6.7 miles
Main travel link: A380 2 miles
Airport: Exeter 13.7 miles

Schools

Chudleigh C of E Primary School: 0.2 miles
South Dartmoor Community College: 9.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 OHT

how to get there...

Following the B3344 into the town centre and on reaching Fore Street the property can be found on the left hand side, just before the war memorial

Need a more complete picture? Get in touch with your local branch...

Tel 01626 832 300
Email bovey@completeproperty.co.uk
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TQ13 9AD

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