



- FREEHOLD MIXED USE FOUR STOREY PROPERTY
- SITUATED IN A FAVOURED LOCATION
- EXCELLENT OPPORTUNITY FOR BUSINESS VENTURE/HOME AND INCOME ETC
- COMMERCIAL TRADING UNIT AND MAISONETTE
- RECEPTION ROOM, KITCHEN
- FOUR BEDROOMS AND BATHROOM
- COURTYARD AND GARAGE

## Coombe Vale Road, Teignmouth, TQ14 9ER    Guide Price £299,950

A rare opportunity to acquire a late Victorian four storey property. Corner sited and in a favoured residential location. For sale is the FREEHOLD of this mixed use property offering versatile accommodation with the current configuration being a four bedroom maisonette, a commercial trading area with large basement, courtyard and garage. Offering excellent opportunity for a business venture, home and income etc. The licenced commercial unit traded as a long established Post Office and more recently a popular convenience store with independent access to the accommodation above.



## Property Description

Obscure glazed entrance door into...

### ENTRANCE HALLWAY

Door through to SHOP UNIT. Radiator. Stairs rising to...

### FIRST FLOOR LANDING

Stairs to upper floor. Door to cloaks/store cupboard. Doors to...

### SITTING ROOM/LOUNGE

Dual aspect with uPVC double glazed windows to front and side aspect, radiator.

### KITCHEN

Cupboard and drawer base units under rolled edge work surfaces with attractive tiled splash backs, single stainless steel drainer sink unit, space and plumbing for washing machine, corresponding eye level units, glazed fronted display cabinets and wine racks, space for cooker and upright fridge freezer, uPVC double glazed window overlooking the front aspect.

### BEDROOM

Picture rail, uPVC double glazed bay window overlooking front aspect, radiator, air conditioning unit.

### BEDROOM

uPVC double glazed window to side aspect, radiator.

### BATHROOM

With white suite comprising bath, WC, wash hand basin, obscure double glazed window. From the first floor landing, stairs rising to the...

### UPPER FLOOR LANDING

Doors to linen cupboard. Doors to...

### BEDROOM

Velux window to side aspect, radiator, hatch to eaves storage, fitted shelving.





### BEDROOM

Velux window, radiator, fitted bedroom furniture, wash hand basin set into tiled counter-top.

From the entrance hallway, door through to...

### SHOP UNIT

uPVC double glazed door with corresponding side panel through to...

### SHOP

Triple aspect with inter-connecting door through to maisonette. Trading area with uPVC double glazed window overlooking the rear and side aspect and with windows onto front. Door to store/stock room with window. Sizeable trading area with counter and circular stainless steel wash hand basin, air conditioning unit. Door to...



### LOWER LEVEL

Steps down to the...

### BASEMENT

STORAGE AREA with limited head height. Steps down to...

### ROOM ONE

Door to...

### WC

Low level WC, fitted extractor, wall hung wash hand basin.

### ROOM TWO

Wall hung Potterton gas boiler providing the domestic hot water supply and gas central heating throughout the property.

### STORE ROOM/UTILITY

Door giving access to a rear enclosed courtyard style garden. External water supply. Air con unit for shop. Stairs lead to a gated access onto Coombe Park Road.



### GARAGE

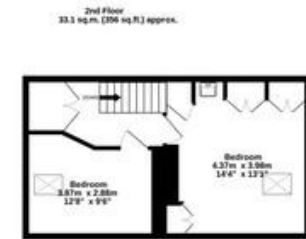
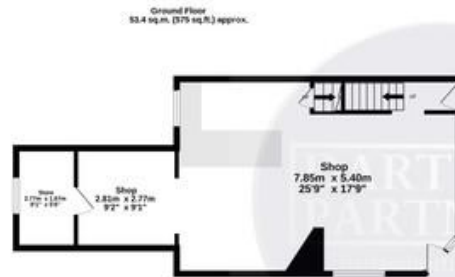
Situated in adjacent block.

MATERIAL INFORMATION - Subject to legal verification

Freehold

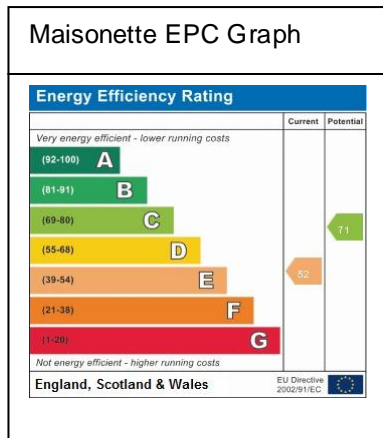
Council Tax Band A (for maisonette) EPC E

Commercial EPC - C



**TOTAL FLOOR AREA : 191.1 sq.m. (2057 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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