

Asking Price **£185,000** Freehold



Chapel Lodge

The Square, Kilkhampton, Bude, Cornwall, EX23 9QQ

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Key Features

-  Freehold Mixed Use Investment Property
-  Spacious 2 Bed Apartment
-  Commercial Shop Premises
-  Currently generating £14,400 per annum
-  Popular Village Location
-  Attractive, Prominent Building
-  Apartment newly decorated with new floor coverings

EPC Rating E

Council Tax Band A

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Ground Floor Commercial Shop Premises

Shop Front 5.98m x 7.37m max

A great shop front with large wooden bay windows and glazed front door. Side aspect window and door to:

Kitchen 3.78m x 3.57m

Fitted sink and base unit, rear aspect uPVC double glazed window.

Storage Area 2.09m x 0.85m

Door to:

WC

Side aspect wooden window, low level WC and wash hand basin.

Self-Contained Apartment

Entrance Hall

New grey uPVC door with matching side panel, radiator, understairs cupboard, consumer unit, stairs to first floor and door to:

Utility Room 3.05m x 1.96m

uPVC double glazed window to the rear, loft hatch, base unit with work surface over, stainless steel sink unit with drainer, space and plumbing for washing machine, space for tumble dryer, heated towel radiator, electric heating system.

First Floor Landing

New fitted carpet, uPVC double glazed window to the side, loft hatch and radiator. Door to:

Bathroom 3.15m x 2.13m L Shaped

uPVC double glazed window to the rear, inset down lights, bath, separate shower enclosure with electric shower, pedestal wash hand basin, push button WC, part tiled walls, radiator, wood effect vinyl flooring and door to airing cupboard.

Kitchen/Breakfast Room 3.78m x 2.51m

Spacious light and airy kitchen with wood effect vinyl flooring, matching wall and base units with roll edge work surface over, stainless steel sink unit with drainer and mixer tap. Built in electric double oven with extractor hood over. Space for tall fridge freezer, breakfast bar, uPVC rear aspect widow and step to:

Dining Room 2.84m x 2.51m

Wood effect vinyl flooring, inset shelving, side aspect uPVC double glazed window, radiator.

Living Room 4.14m x 3.56m L Shaped

New fitted carpet, two front aspect uPVC double glazed windows, feature fireplace with marble surround and tiled hearth, radiator, TV and telephone points.

Bedroom One 3.78m x 2.51m

New fitted carpet, dual aspect uPVC double glazed windows, built in wardrobes and telephone point.

Bedroom Two 2.84m x 2.49m

New fitted carpet, side aspect uPVC double glazed window, radiator.

Outside

To the rear of the property, accessed by a pedestrian gate, is an enclosed courtyard area with useful storage shed.

Services

Mains water, drainage and electricity.

Agents Note

The flat is currently let on an assured shorthold tenancy at £750pcm and the shop unit is a secure tenancy, currently £450pcm.

Overview

ATTENTION INVESTORS

Available for sale, is this attractive, prominent mixed use building in the centre of the popular village of Kilkhampton.

Situated a short 5 minute drive from Bude and it's award winning beaches.

The property comprises a newly decorated, spacious 2 bed self contained apartment along with a ground floor commercial shop premises.

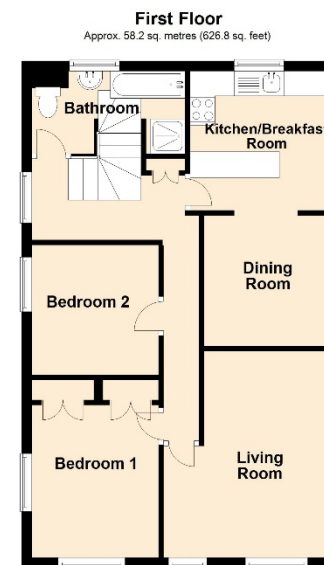
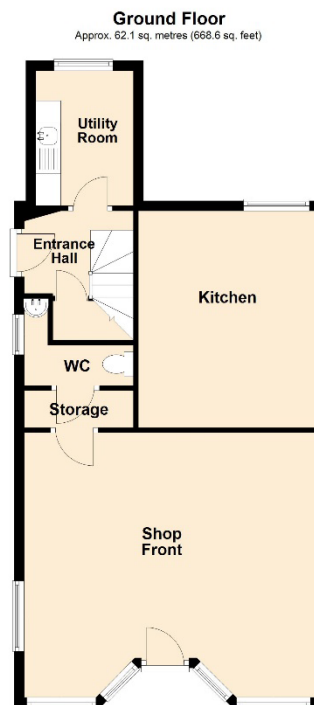
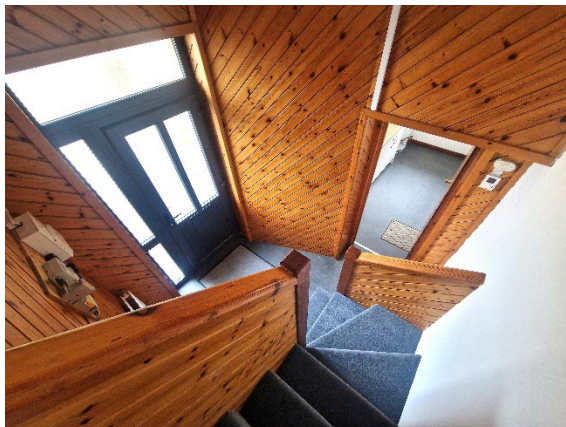
Outside there is a useful store and rear courtyard area.

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Total area: approx. 120.3 sq. metres (1295.4 sq. feet)