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4 Bed House

60-61 Mill Street, Bideford, EX39 2JT

Guide Price

£275,000

- Grade II listed
- 2 x Flats 2 x Shops
- Mixed use
- Excellent Letting Potential
- In Need Of Some Modernisation
- Contact Us To View

Directions

Parking up on Bideford Highstreet, on foot proceed along Mill Street passing our office on the right the property is just past the Co-Op on the right clearly displayed number 60-61.

**Looking to sell? Let us
value your property
for free!**

Call 01237 879797

or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Room list:

Shop
5m x 4.78 (16'4" x 15'8")

Shop Store
3.57 x 3.47 (11'8" x 11'4")

Kitchen
2.47 x 1.87 (8'1" x 6'1")

Rear Store
3.50 x 2.97 (11'5" x 9'8")

Upper Storage Room
3.50 x 2.97 (11'5" x 9'8")

Second Floor Storage Room
3.50 x 2.97 (11'5" x 9'8")

Shop
5m x 5m (16'4" x 16'4")

Kitchen / Store
3.50 x 2.97 (11'5" x 9'8")

Outside WC

Apartment 1

Lounge
5 x 4.35 (16'4" x 14'3")

Kitchen
3.45 x 2.60 (11'3" x 8'6")

Bedroom
3.10 x 1.85 (10'2" x 6'0")

Bedroom
3.82 x 3.22 (12'6" x 10'6")

Bathroom
2.48 x 1.73 (8'1" x 5'8")

Apartment 2

Kitchen / Diner
3.78 x 3.86 (12'4" x 12'7")

Lounge
5 x 4.20 (16'4" x 13'9")

A mixed use grade II listed property comprising of 2 ground floor shops and 2 upper floor apartments. In need of some modernisation yet a fantastic opportunity for those of you looking for a property with income or addition to your property portfolio.

Currently 2 of the 4 units are let out to long term loyal tenants with the building affording potential projections of in the region of £30,000 + p/a if all units are rented out at the market rates. *There is HMO potential if you are looking for a larger income from the property.

The property comprises a ground floor shop 'Fancy Something Sweet' with large storage facility, kitchen and further rooms to the rear. Along with a prominent large shop frontage on one Bidefords most popular streets.

There is a further ground floor shop formerly occupied as a jewellery shop with security shutter but offers a prominent location for a high-street shop with excellent window spaces. To the rear is a further storage / kitchen space along with an outside WC.

The two apartments are both maisonettes accessed via the large entrance door to the middle of the front elevation. The door gives way to a hall and stairs to the split landing. One of the apartments is on the left a spacious 2 bedroom apartment with kitchen and bathroom in need of some modernisation.

On the right there is a further 'inner' hall with access to a store room which could be converted into a studio apartment, if desired. This inner hall also leads to the second apartment. with large lounge, kitchen, bathroom and 2 bedrooms.

For more information or to arrange a viewing please don't hesitate to contact the Bideford team.

Grade II listed building therefore EPC exempt.

Services

Mains connected

Council Tax band

Mix uses - speak to agent

EPC Rating

Exempt -Grade II listed

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

