



Oakdale & The Elms (COM)



M5 (J27)/Tiverton Parkway Station: 7 miles,
Exeter: 16 miles, Taunton: 21.5 miles

A residential and commercial complex for redevelopment/improvement

- Whole site 0.45 acres
- Former showroom/stone building
- Over 11,000 sq ft of buildings
- Two garages and parking for 20 vehicles
- Four bed period house
- Walled private gardens
- Two bed flat
- Council Tax Band E
- Former listed house/business premises
- Freehold

Guide Price £595,000

SITUATION

The properties are conveniently positioned near the centre of the popular market town of Tiverton. Tiverton offers a wide range of amenities including a leisure centre, hospital, bank/building societies, shops and supermarkets. There is private and state schooling for all ages, including Blundell's School which offers discounts to local students.

There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station with mainline fast link to London Paddington.

The location is very accessible with both the north and south coasts within an hours drive. Exeter is a short journey and offers an excellent modern city with many desirable attributes.

DESCRIPTION

A large complex totalling over 11,000 sq. ft. of period buildings with great potential.

The property consists of four units; Oakdale, a family home, The Elms, a former house last used by the Tiverton Body and Container Co as their premises, a self-contained flat and a former showroom.

The Elms is Listed grade II with many architectural features and is attached, at right angles to Oakdale, also an attractive period home. The flat forms part of 'The Elms', with the former showroom consisting mainly of a stone building, likely a former barn.

The whole complex has a prominent position on the corner of Blundell's Road and Station Road. The showroom has a façade against Station Road.

Oakdale is in basic order and requires modernisation, whilst The Elms and the flat have been empty since the 1980s and as one building are in need of major improvements.

OUTSIDE

Both Oakdale and The Elms have attractive landscaped private gardens behind high walls. There are garages and further small outbuildings

and a large parking area with space for at least 20 cars. The whole site extends to 0.45 acres.

PLANNING, USES AND POTENTIAL

It is clear that the properties have great potential and redevelopment opportunities, subject to obtaining the necessary consents. The use of Oakdale and the flat, until they were unoccupied and for the length of the seller's ownership, has been residential. The use of 'The Elms' was as a business premises until the 1980s when it has since been unused. The showroom is a former business premises, however, the building has remained empty for some time and lastly used for storage.

AGENT NOTE

The Oakdale cellar has flooded once in the current ownership when the water came in from Station Road. The cellar ceiling of Oakdale contains asbestos.

SERVICES

Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Gas - Mains connected
Heating - Gas central heating (Only Oakdale has central heating)
Ofcom predicted broadband services -
Standard: Download 19Mbps, Upload 1Mbps.
Superfast: Download 80Mbps, Upload 20Mbps
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council.
Tiverton Conservation Area

DIRECTIONS

From Junction 27 of the M5 motorway take the A361 to Tiverton. After approximately 5 miles take the first exit to Tiverton. Proceed through a roundabout (McDonalds) taking the second exit and the third exit at the next roundabout. Continue along Great Western Way and then take the second exit at the next roundabout, in a very short distance, at a mini roundabout turn right and the entrance to the property will be found on the left at the end of the wall.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			52
(21-38) F		19	
(1-20) G			
Not energy efficient - higher running costs			

England & Wales
 EU Directive

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