



# Oakdale & The Elms







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Blundells Road, Tiverton, Devon, EX16 4BT

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

Guide Price £595,000

## Stags Tiverton

19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705 | [tiverton@stags.co.uk](mailto:tiverton@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



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## 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

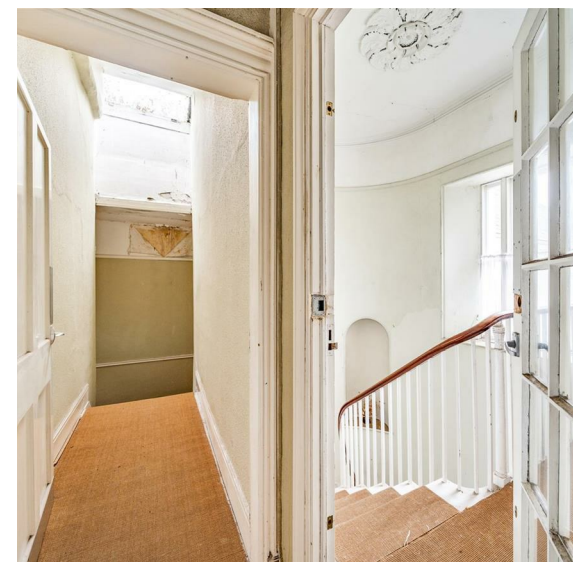
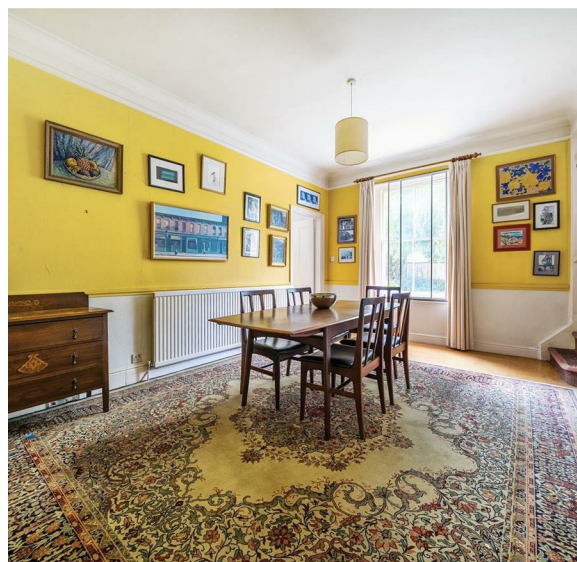
A large complex totalling over 11,000 sq. ft. of period buildings with great potential.

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.

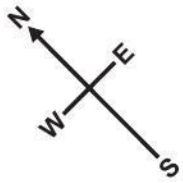
Local Authority: Mid Devon District Council. Tiverton Conservation Area

## 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.

Approximate Area = 8968 sq ft / 833.1 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1114914



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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