



HARRISON
LAVERS &
POTBURY'S

71 Temple Street
Sidmouth
EX10 9BQ

Guide Price
£250,000 FREEHOLD

Freehold premises comprising a shop and large maisonette – PLANNING PERMISSION TO CONVERT SHOP TO RESIDENTIAL FLAT.

This most attractive freehold premises have been in the same family ownership for many years, the shop having been a very successful and well-known cycle shop.

Planning permission has been granted to change the use of the ground floor shop area to a residential flat.

The property occupies a level position along Temple Street, one of the major routes leading into Sidmouth's town centre and offering local amenities along with regular bus services to the surrounding area. The town centre and seafront are within three quarters of a mile and within a 'Stones throw' is an entrance into The Byes, riverside walk. There is no off-road parking with the property, however to the rear there is a roof terrace along with a large garden store and a small courtyard which has rear pedestrian access.

The shop has two main areas as seen on the floor plan with two adjoining stores, giving direct access to the rear courtyard.

An entrance alongside the shop has a hall with Minton tile flooring along with the turning staircase rising to the upper floors and giving access to further storage and utility areas.





The maisonette comprises, to the first floor, a large sitting room with bay window and two small balconies and a separate dining room, both rooms having a tiled fireplace.

The kitchen is to the rear and opens out onto the roof terrace and the bathroom is fitted with a bath, WC and wash basin. The upper floor has been divided up into three bedrooms.

The property is now in need of improvement and modernisation throughout, we understand the main roof covering was replaced in more recent years and some of the windows have been replaced with uPVC double glazed units.

SERVICES Mains water, sewerage and electricity are connected. Gas has been disconnected in the pavement outside the premises.

BROADBAND AND MOBILE Standard and Ultrafast broadband are available with predicted speeds of 17 to 1000 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

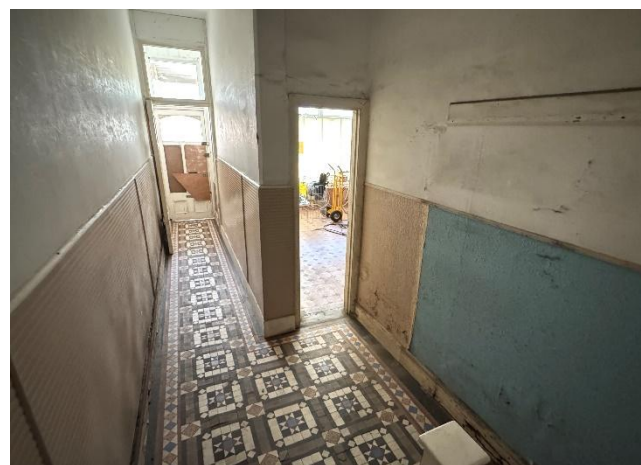
OUTGOINGS We are advised by East Devon District Council that the council tax band is B.

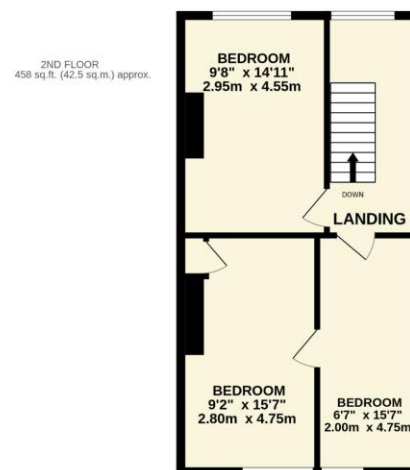
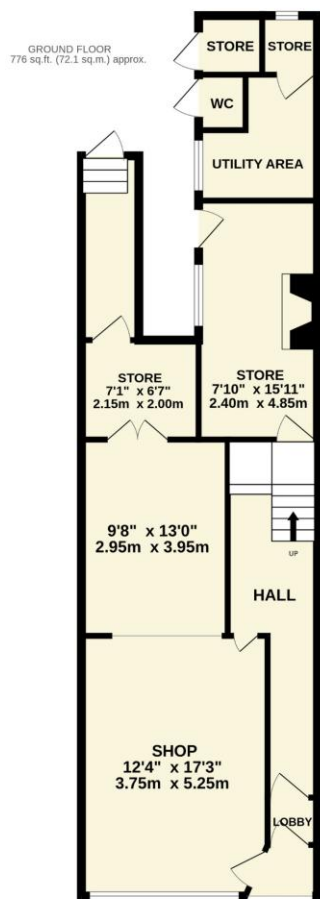
**EPC: MAISONETTE – F
SHOP – C**

POSSESSION Vacant possession on completion.

REF: DHS02485

VIEWING Strictly by appointment with the agents.





TOTAL FLOOR AREA: 1812 sq.ft. (168.4 sq.m.) 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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IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.



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