



PRICE GUIDE: £225,000

FORE STREET

Chudleigh , Newton Abbot TQ13 0HX

For more information call Sawdye & Harris

01626 852666

A superb mixed dwelling residential and commercial investment opportunity. Comprising a ground floor retail premises, Two Bedroom cottage, workshop and Two Bedroom Apartment. This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. Freehold. Subject to Reserve Price & Reservation Fee.

AUCTIONEER COMMENTS:

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £225,000 + Reservation Fee

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable

Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

ACCOMMODATION For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

GROUND FLOOR - RETAIL

Part glazed front door leads into the **ENTRANCE LOBBY** which also gives access to the first floor Flat.

A Large single glazed window to the front elevation allows for a good retail display area, there is a ceiling mounted strip light fitting and electric wall mounted heater.

A step up leads to the **INNER RETAIL AREA** with exposed stone fireplace to one side and open shelving double glazed window to the rear and wall mounted electric heater. A door off leads to a WC with pedestal wash hand basin, close coupled WC, electric wall mounted heater and double glazed window. There is a further door leading to a useful under stairs storage cupboard.

This area opens into a **KITCHENETTE** with single sink and drainer with electric water heater and floor and wall mounted kitchen cupboards. A door to one side gives access to the shared courtyard. There is an interconnecting door, with The Cottage, leading to a storage area with wall mounted Ideal Baxi boiler, loft hatch access and open shelving.

THE COTTAGE

Accessed from the rear passageway and past the shared courtyard, a stable style Front door leads into The Cottage and **ENTRANCE HALL**. Sitting off is a **BATHROOM** with close coupled WC, bath with shower mixer tap, part tiled walls, sink with vanity under, shaver socket/light, recessed spot lights and chrome effect ladder radiator.



The entrance hall leads into the **KITCHEN/BREAKFAST ROOM** which is a superb modern space fitted with a range of floor mounted gloss style contemporary units, integrated dishwasher, sink with double sided drainer, four ring gas hob, double Hotpoint oven and an integrated fridge. A central island offers a useful breakfast bar and further storage.

Step up to one side leads to the rear hallway with double glazed window opening into the wood framed **CONSERVATORY** and to the other side leading to a **SHOWER ROOM** with quadrant shower cubicle, electric shower, sink with vanity under, close coupled WC, part tiled walls and ceramic tiled flooring.

An inner door leads to the **BEDROOM** with ceiling mounted spotlights, radiator, carpeted and sliding patio doors overlooking the private garden area. A door at the end leads to a walk in wardrobe/storage space.

Sitting off the Kitchen is the **DINING ROOM** with door leading back to the shared courtyard and a wood framed window overlooking the conservatory. Timber stairs rise to the first floor where there is a good sized room **LOUNGE** with double glazed window overlooking the front and door leading to the rear roof terrace. There is limited head height in parts with exposed timber beams. Sitting off is a **BEDROOM** with double glazed window to the front and rear.

Also offered with the cottage is a **WORKSHOP/STORAGE AREA** with single sink and drainer with WC off - previously used by the owners as a work room

THE FLAT

Accessed through the shared **FRONT ENTRANCE PORCH** a front door lead to the **FIRST FLOOR**. The space opens in to the **KITCHEN/DINING ROOM** fitted with a range of floor mounted kitchen cupboards, single sink and drainer, four ring hob, fridge, space for a washing machine and double glazed window overlooking the rear courtyard.

Head through in to the **HALLWAY** where stairs rise to the **SECOND FLOOR**. There is a useful storage cupboard and airing cupboard housing the factory lagged water tank with slatted shelving.

The **LOUNGE** offers a bay window to the front elevation, fireplace (blocked off) with open shelving to one side and Dimplex quantum night storage heater.

Carpeted stairs rise to the **SECOND FLOOR** where there is a **WC/Cloakroom** situated off and **TWO BEDROOMS** - the larger having a double glazed window to the front elevation and Dimplex night storage heater and some storage to one side. Bedroom two has an exposed timber beam reducing the head height, multi paned window to the front elevation, Dimplex heater and is carpeted.

The **BATHROOM** is fitted with a panelled bath with shower over, pedestal wash hand basin, electric heater, double glazed window to the rear elevation.

KEY FACTS FOR BUYERS

TENURE

Freehold.

COUNCIL TAX: 27 Fore Street – C 27a Fore Street - A

27 Fore Street : EPC – D The Shop : EPC C

SERVICES

The property has all mains services connected. There is gas fired central heating to The Cottage.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Teign Valley Office - 01626 852666 Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance

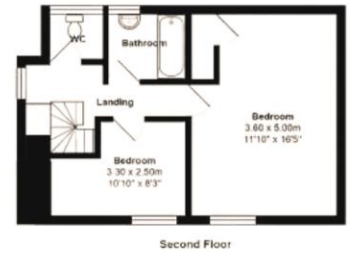




Retail / Shop

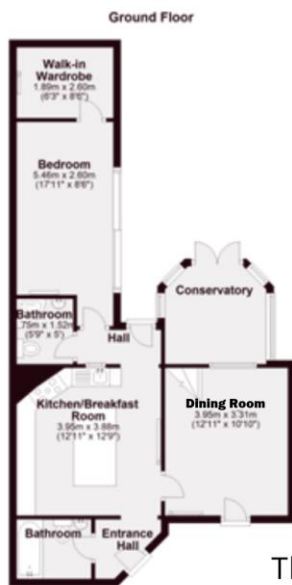


First Floor



Second Floor

The Flat



Ground Floor



First Floor

The Cottage

Want to know more about the property and the local area?

We know that buying a property is a big step and that you want as much information as possible before you make that commitment. To find out more why not take a look at the following websites that will tell you more about the history of the property, important information about the area and what you could get involved with if you lived here too!

www.environment-agency.gov.uk www.homeoffice.gov.uk www.ukradon.org www.list.english-heritage.org.uk www.fensa.org.uk www.landregistry.gov.uk TIPS: The local council's 'My Neighbourhood' is also a fantastic way to find out about the location, history, planning applications and local community. Towns such as Ashburton and Chudleigh also have great Facebook pages which will give you a great insight into the community and help you connect when you move here.

The Consumer Protection Regulations : For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Sawdye & Harris has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. Data Protection: We retain the copyright in all advertising material used to market this Property. Floor Plans are for identification and illustrative purposes only and are not to scale. We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any conveyancing services through us you should know that we would receive an average referral fee of £100 from them for recommending you. As we provide them with a regular supply of work you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements). We also refer buyers and sellers to London & Country Mortgages. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.