



90A FORE STREET
CHUDLEIGH



**90A Fore Street
Chudleigh
Devon
TQ13 0JB**

An end-terraced property with rear garden, centrally located in Chudleigh and offered with no onward chain. Currently arranged with two sets of residential accommodation and including the freehold with the ground floor retail unit let on a long lease, the property offers excellent scope for renovation (subject to consents). Mains services connected. The grooming parlour is connected to the same electricity and water supply as the main property and will be separated after a sale has completed by the sellers. EPC Rating - D. Council tax band - B.

Renovation Project (Subject to Necessary Planning Consents)

Main Accommodation: Kitchen/Diner | Lounge | Store Room

Three Bedrooms | Family Bathroom | Level Rear Garden

**Basement Accommodation : Kitchen | Lounge/Diner | Two Bedrooms |
Shower Room**



THE Teign Valley Office

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Step inside...

A solid timber door leads off the high street into the hallway. Stairs lead up to the FIRST FLOOR accommodation.

Step and door down to the BASEMENT accommodation which has a shower room on the ground floor, then stairs lead down to the LOUNGE / DINER, with focal fire place surround and door to the rear porch. Opening to the KITCHEN which has wall and floor mounted units, built-in electric oven and hob, wall mounted combi boiler and window overlooking the rear.

There are two BEDROOMS, one double and one single.



From the ground floor hallway, stairs lead up to the first floor, with large window over looking the rear.

The KITCHEN/DINER is located at the rear of the house and is fitted with a large selection of wall and floor mounted units, solid Oak worktops and inset Belfast sink with swan neck mixer top over. There is a large Rangemaster gas and fan assisted oven with matching extractor hood over. The kitchen enjoys far reaching views of the local fields.

To the front of the house sits the LOUNGE. Bay window with single glazed sash window overlooking the town square. Focal cast iron fireplace with gas fire and stone surround, and wall mounted wood panelling.

There is also a useful UTILITY / STORE ROOM with shelving.







On the second floor there are THREE BEDROOMS and a family bathroom.

BEDROOM 1 sits at the front and is a large double, with built-in wardrobes and useful storage, the combi boiler is located in a cupboard in this room.

BEDROOM 2 is another double bedroom located at the rear of the house, and again has useful built-in storage.

BEDROOM 3 is a single room, also located at the rear.

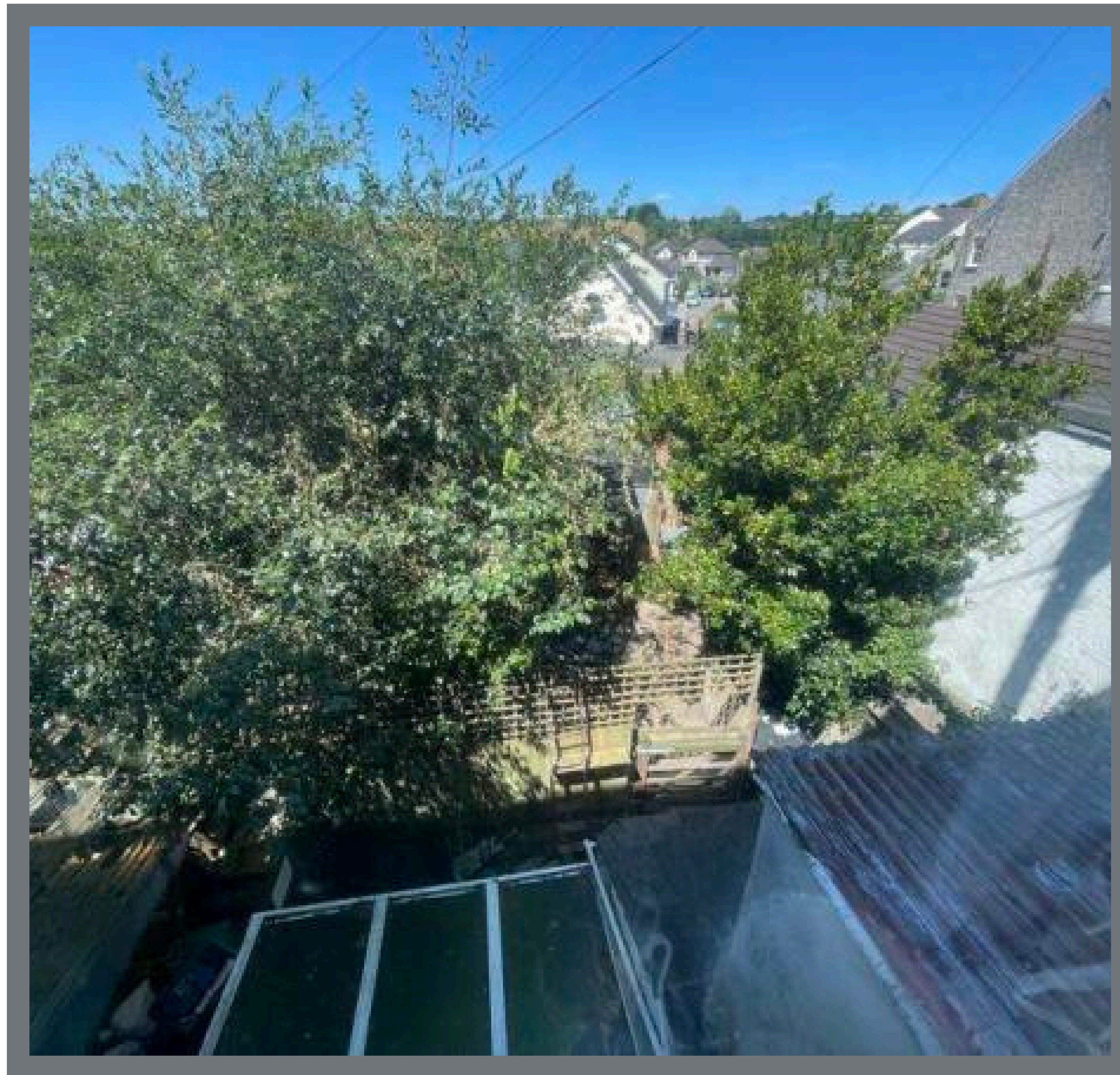
There is a modern FAMILY BATHROOM.



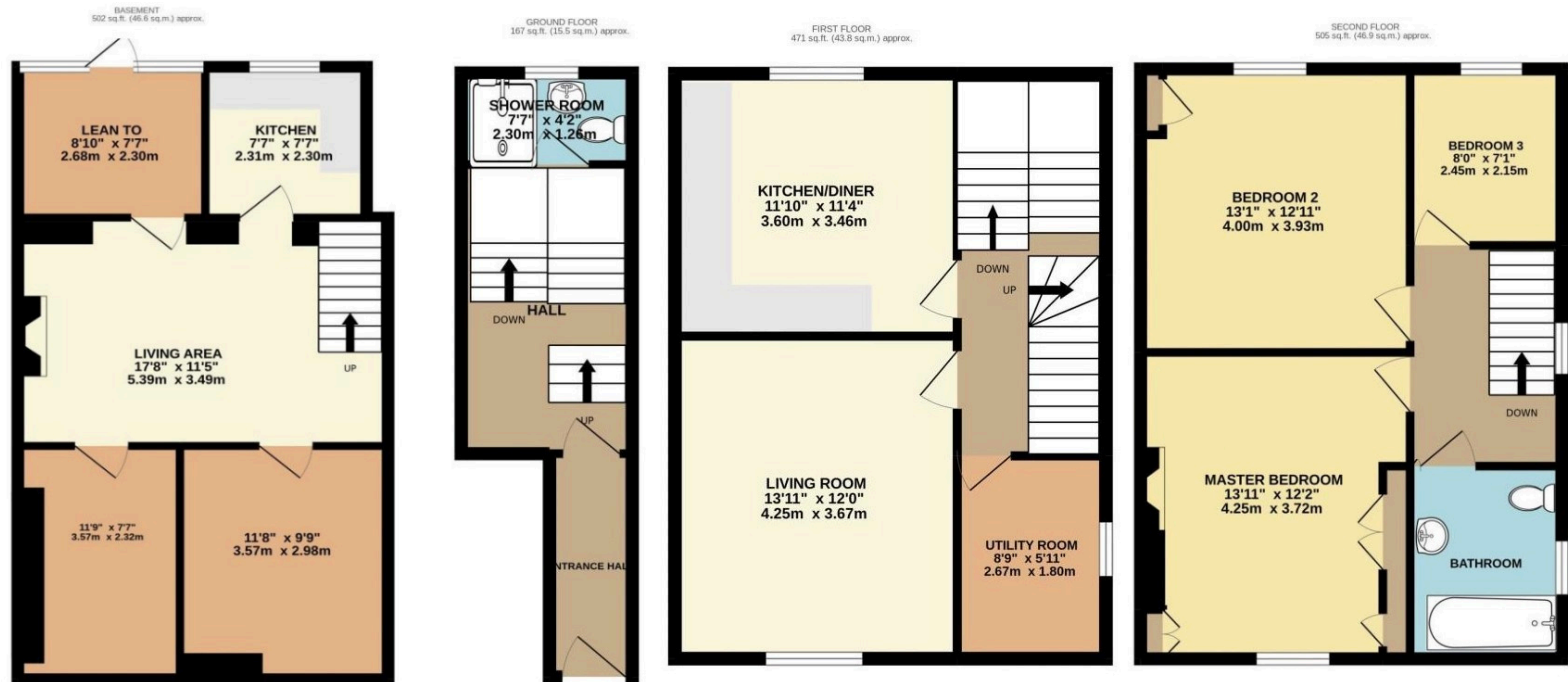


Step outside...

Accessed via the basement, or via a side gate is the rear garden. A path runs along the back of the house, which the neighbouring building has right of way. A gate leads to an enclosed decked garden area with sheds.



Floorplans



TOTAL FLOOR AREA : 1644 sq.ft. (152.8 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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Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only

Key Facts for Buyers

TENURE

The property will be sold freehold, with the ground floor shop remaining subject to a long lease. The lease relating to the first and second floor accommodation (Title DN489397) can be surrendered upon completion, as it is owned by the same parties, meaning the upper parts will transfer with vacant possession. The purchaser will therefore acquire the freehold interest in the whole building, while also becoming the landlord of the ground floor shop under its existing lease.

Title Deed number - DN79155 - Freehold

Title Deed number - DN489397 First and Second floors Leasehold.

Title Deed number - DN490762 Leasehold ground floor rooms

Lease Start Date - 28/11/2003

Lease End Date - 27/06/2102

Lease Term - 99 Years From 24 June 2003

Lease Term Remaining - 77 years

Please note that the commercial premises/dog grooming parlour located at the bottom of the garden, are specifically excluded from the sale.

SERVICES

The property has all mains services connected and Gas fired central heating., The grooming parlour is connected to the same electricity and water supply as the main property and will be separated after a sale has completed by the sellers..

COUNCIL TAX

Band B

EPC RATING

Band D

BROADBAND

Ultra Fast Fibre Broadband is available but for more information please click on the following link - <https://www.openreach.com/broadband-for-homes>

MOBILE COVERAGE

Check the mobile coverage at the property here - <https://www.signalchecker.co.uk/>

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.

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

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 of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide 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 our mortgage broker. 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 up to £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.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £20 per person. This is not a credit check so it will have no effect on your credit history.



THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

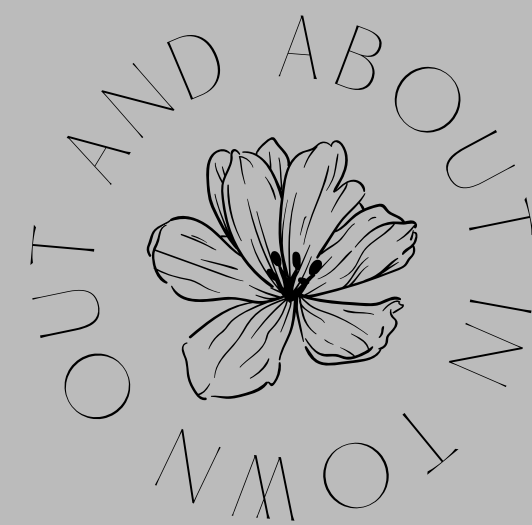
The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



OUT & ABOUT IN CHUDLEIGH

Chudleigh has a wealth of charm and community spirit, but has the atmosphere of a village. It is well served by a good range of shops, public houses, restaurants, church and primary school. The town also has excellent provision for after school child care, as well as two playschools and mother and toddler groups. There is also a library, health centres, dentist and facilities for numerous sports and pastimes. Chudleigh is well located near the A38 which provides easy access to Plymouth, Exeter, Exeter Airport and the M5 motorway. There is a mainline railway station at Newton Abbot with connections to London Paddington, Exeter and Plymouth. Also within easy reach is the stunning south Devon coast, including the Rivers Teign and Exe estuaries and very close by is the beautiful scenery of Dartmoor with its many opportunities for walking and riding.

PLEASE NOTE:

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.

PLEASE NOTE: Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

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 of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide 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.

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