



Taw Valley Garage

Taw Valley Garage, Chawleigh, Chulmleigh, Devon, EX18 7JX



Chulmleigh 1.7 miles Eggesford Station 1 mile South Molton 10 miles Crediton 13 miles

Large workshop that may suit a variety of uses or potential development/conversion (stp), complemented by large areas of parking.

- Extensive 66ft Workshop / Garage
- Development Potential (stp)
- Parking For Multiple Vehicles
- Freehold
- NO ONWARD CHAIN

Guide Price £125,000

Situation

Located in the heart of the Taw Valley, with no near neighbours, Taw Valley Garage is surrounded by beautiful open countryside and woodland. The nearest settlement is the popular town of Chulmleigh (1.7 miles). Chulmleigh offers an excellent range of amenities, including; a health centre, dental surgery, newsagent, Post Office, bakery, pubs, café, as well as other independent and artisan shops and businesses. Schooling from primary to secondary level is available at the highly regarded primary and academy schools. There is an 18 hole golf course, cricket club and sports centre. The larger town's of South Molton and Crediton are approximately 10 miles to the north, and 13 miles to the south, respectively. The cathedral city of Exeter is approximately 23 miles to the south. A rail link between Barnstaple and Exeter is available via Eggesford Station, approximately 1 mile away and high speed rail links to London Paddington are available from Exeter and Tiverton Parkway.

Description

Taw Valley Garage sits in an elevated position allowing for magnificent views over river meadows, the River Taw and the picturesque countryside beyond. Although occupying a rural setting, the boundary conveniently borders the A377, a lesser-used arterial route between Barnstaple and Exeter, allowing quick access to local amenities. The garage is currently being used as an MOT testing station and an automotive repair and service facility. The outside space either side of is predominantly hardstanding giving good access and plentiful parking.

Taw Valley Garage

Currently used as a automotive service/repair centre and MOT testing station, the workshop may suite a variety of uses, either domestic or commercial (stp).

The main workshop space is in excess of 66ft in length, with a large roller-door at one end and large bi-fold doors at the other, both allowing vehicular access. The remainder of the accommodation is dedicated to office and storage but is easily adaptable, there is also a WC. In 2017 the previous owner sought permission to convert the building into two bungalows, this was refused at the time but there may be future development potential (stp).

Outside

Either side of the workshop / outbuilding, there are large areas of hardstanding, allowing for excellent access into the workshop and extensive parking.

Services & Additional Information

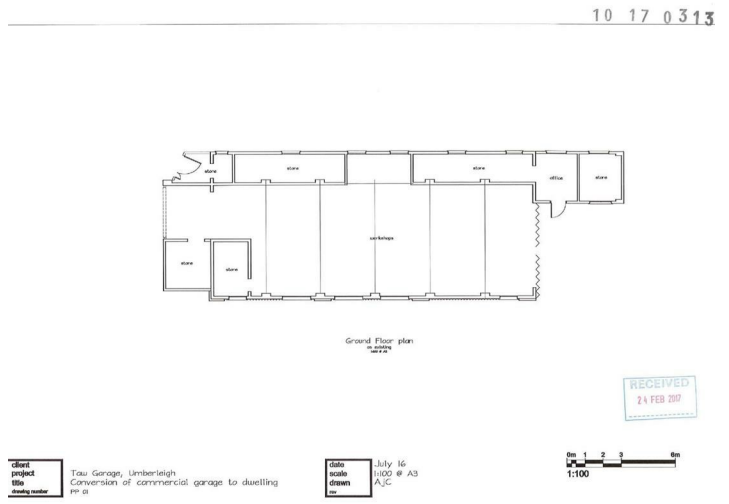
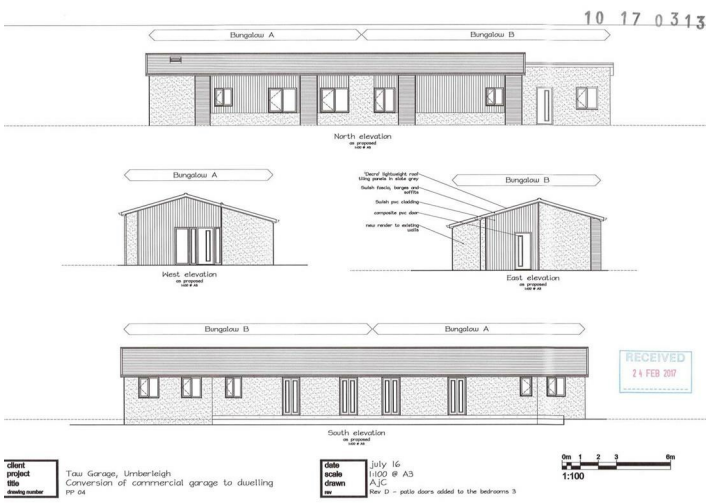
Mains electricity, private water supply (via borehole) and private shared drainage (Sewage treatment plant). Oil fired central heating via radiators. Mobile coverage from all major networks (Ofcom) Standard and ultrafast broadband available (Ofcom). Although the building is currently used as a automotive service/repair centre and MOT testing station and could be continued to be used as such, the property, not the business is being sold.

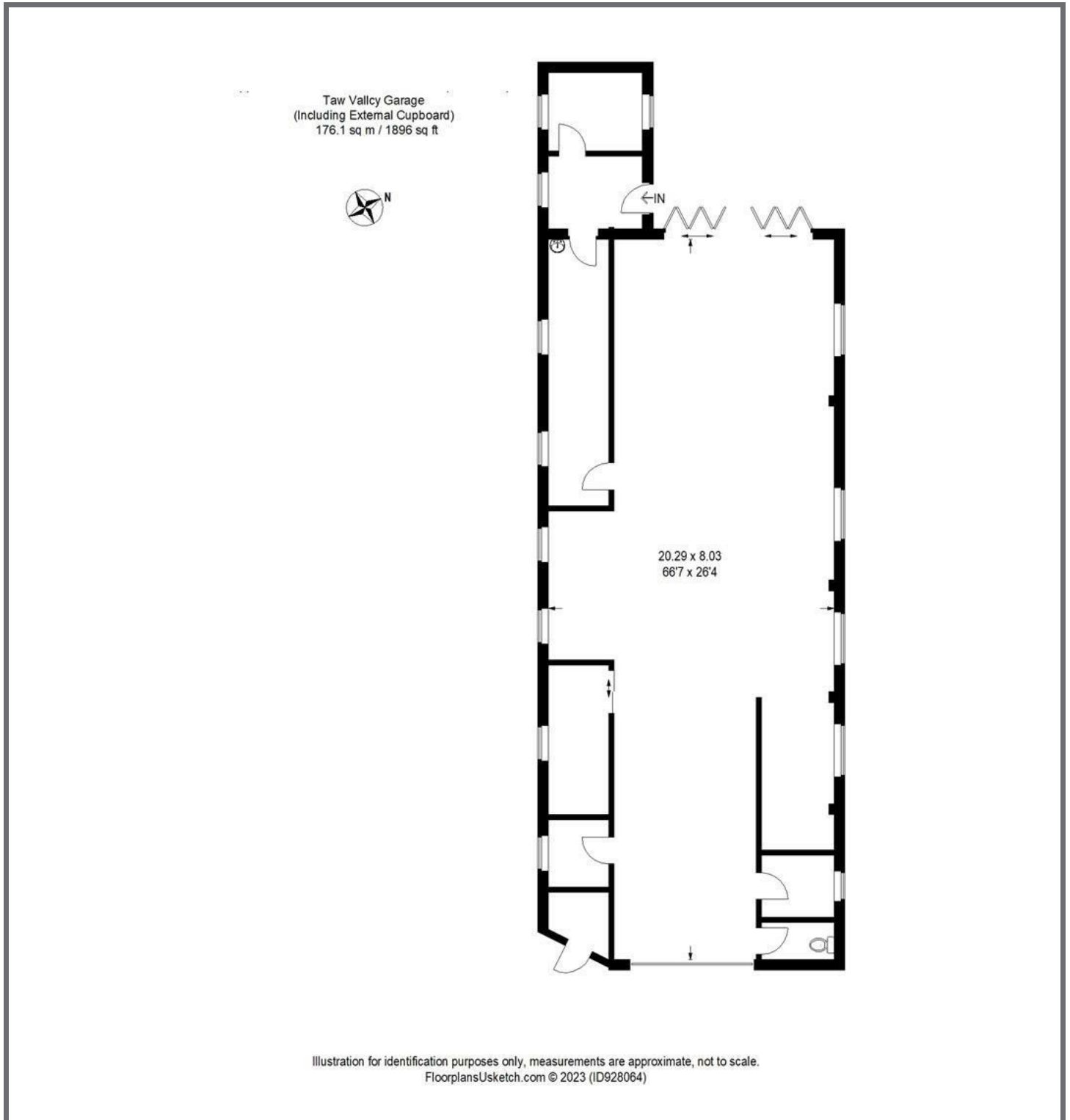
Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on: 01769 572 263.

Directions

Taw Valley Garage are located south of the small town of Chulmleigh and on the southern side of the A377, between Leigh Cross and Eggesford Station. Please be aware, the postcode indicates the property is 0.2 of a mile north of its actual location but on the same road (A377).
What3words /// hawks.causes.detriment





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.



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