



The Meeting Rooms

East Street, Newton Abbot, TQ12 2LD



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Guide Price of £170,000

Situation

A substantial detached character building situated in the town centre and which was formerly used as a local parish meeting rooms. The building now has full planning consent to convert into four one bedroom flats, two of which offer mezzanine levels. The property is offered with full vacant possession and has been unused for a number of years.

Description

The property is constructed of local stone, brick and block, some cement rendered under a pitched slate tile roof with external timber doors, single glazed timber framed windows and accommodation arranged over three floors with basement, raised ground floor and small first floor area. The property is in need of repair.

Main room 8.65m x 6.24m

Exposed timber floorboards, 2 timber single glazed arched windows to the side aspect with metal security bars, wainscot paneling, burglar alarm, numerous electric points, shelves to one corner, two light windows to the first floor.

Kitchen 2.66m x 2.39m

Concrete floor, stone walls, shelving, kitchen sink.

Storeroom 1 4.21m x 2.23m

Exposed timber floorboards, timber single glazed arched window to the side aspect with metal security bars, electric and lighting.

Storeroom 2 6.14m x 2.23m

Exposed timber floorboards, timber single glazed arch window to the rear aspect.

Rear Room 2.46m x 2.11m

Exposed timber floorboards, timber single glazed window to the side aspect with metal security bars, electric and lighting.

Basement

Accessed by double metal security doors.

Garage 11.35m x 2.39m

Concrete floor, stone and brick walls, electric and lighting.

Workshop 10.96m x 3.25m

Concrete floor, stone walls, electric, lighting and shelving.



Services: Mains electricity, water and drainage.

Local and Planning Authority: Teignbridge district Council

Council Tax: Exempt

Energy Performance Certificate:

Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

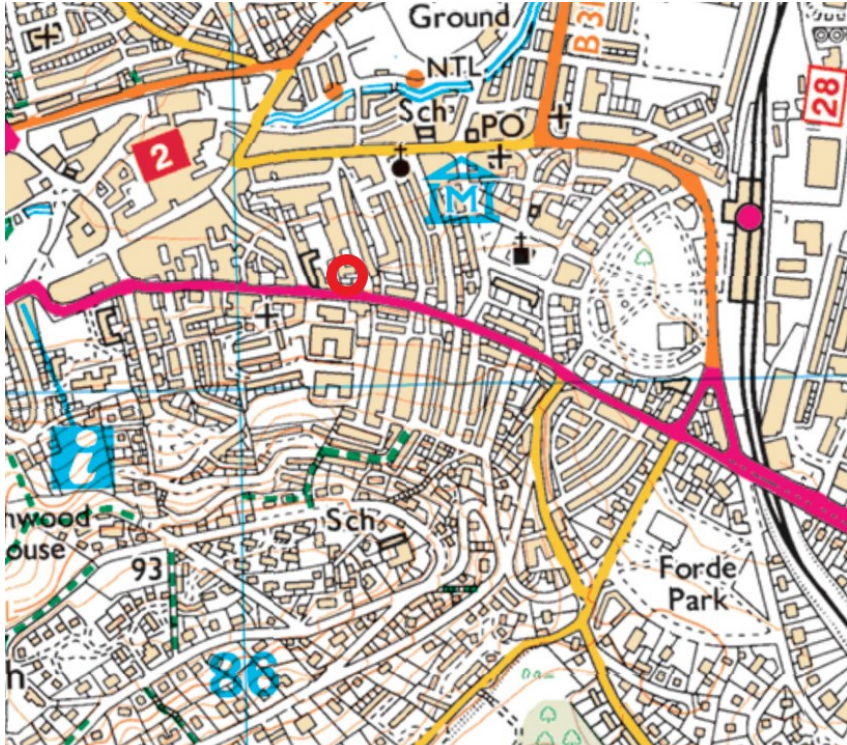
Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

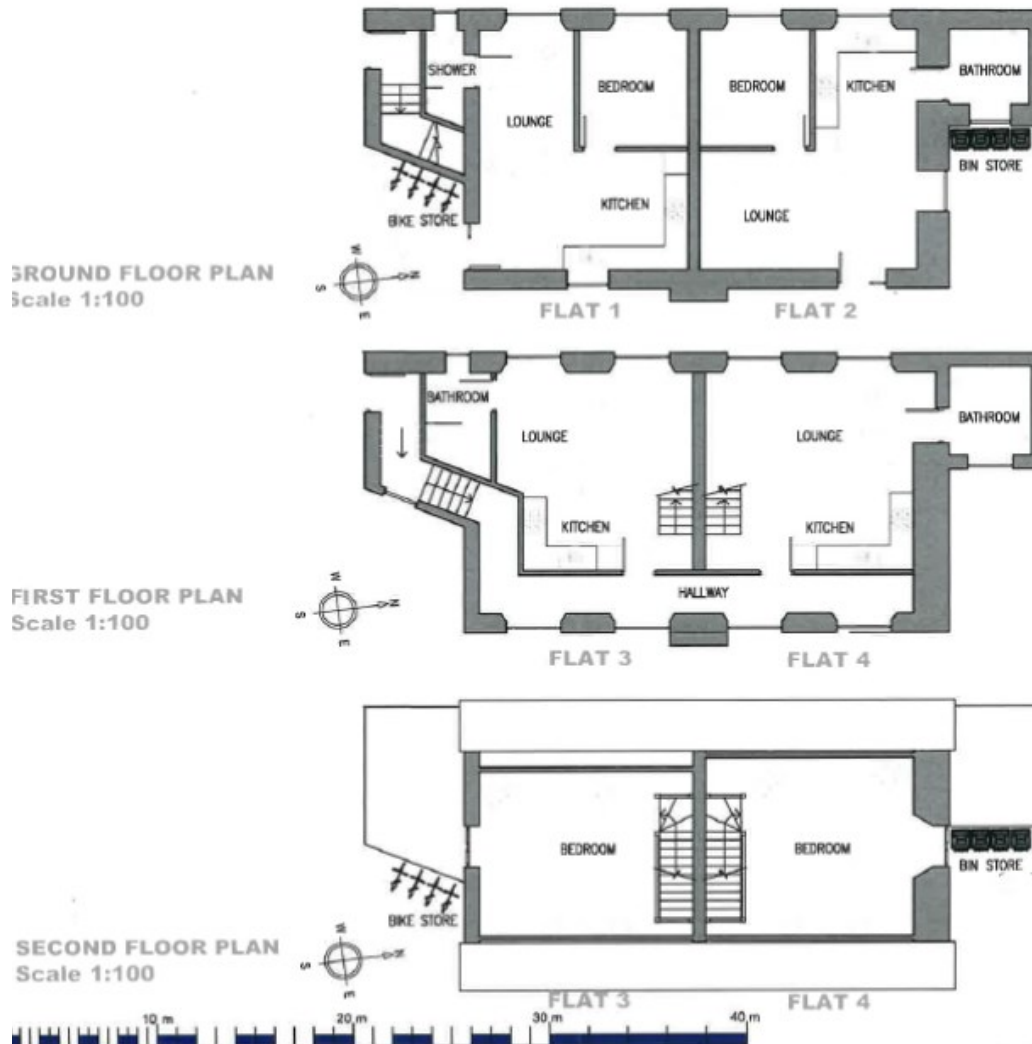
Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.

What3Words: Stone.gown.warm



Proposed Plans



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure 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 a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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