



Bridford Mill Gospel Hall

Dunsford EX6 7YJ

Established

RENDELLS

1816

Bridford Mill Gospel Hall

Dunsford, EX6 7JY

Guide Price £120,000

*** DETACHED FORMER GOSPEL HALL * APPROX 1,692 SQ FT OF SPACE
* NO UPWARD CHAIN * ATTRACTIVE TIMBER FLOORS AND CEILINGS * GREAT
POTENTIAL (SUBJECT TO PERMISSIONS)**

Situation:

The Gospel Hall is situated on the main B3193 running down the eastern side of Dartmoor along the Teign Valley and close to the attractive villages of Bridford, Dunsford and Christow with a good selection of local amenities and with a wide variety of activities available within Dartmoor itself. The Cathedral City of Exeter is approximately 8 miles away and provides rail links up to London and access to Exeter Airport.

The Property:

The former Gospel Hall comprises a detached building finished in brick faced elevations and is believed to date from the late 1800s. Access is via double doors opening into an Entrance Lobby with panelled ceiling and meters. Further doors open into the large main Hall with its impressive high ceilings with attractive timber panelling. The floors are exposed timber with the whole room feeling light and airy with substantial double glazed windows. To the rear is a further lobby/meeting room accessed through further substantial timber doors, again with a high panelled ceiling. From here there is a door to the outside and a door through to the Kitchen area. The Gospel Hall offers great character features and has fantastic potential subject to any necessary permissions.

Outside:

There is a small walled courtyard by the main entrance accessed via twin wrought iron gates. To the rear is access to a WC. Detached from the property and adjacent to Venn Park Garage is an area of parking for numerous vehicles.

Directions:

Take the B3193 heading south, crossing the River Teign and continuing left still on the B3193. Before the turning to Bridford you will come to Venn Park Garage on the right hand side. Park here and the Gospel Hall is visible on the other side of the road slightly further on.

What3words location: trump.lotteries.rationing



Services:

Mains electric and water. Private drainage via Septic tank. The property is currently unheated.

Energy Performance Certificate:

The property is exempt from the requirement for an EPC as a former place of worship.

Wayleaves, Rights & Easements:

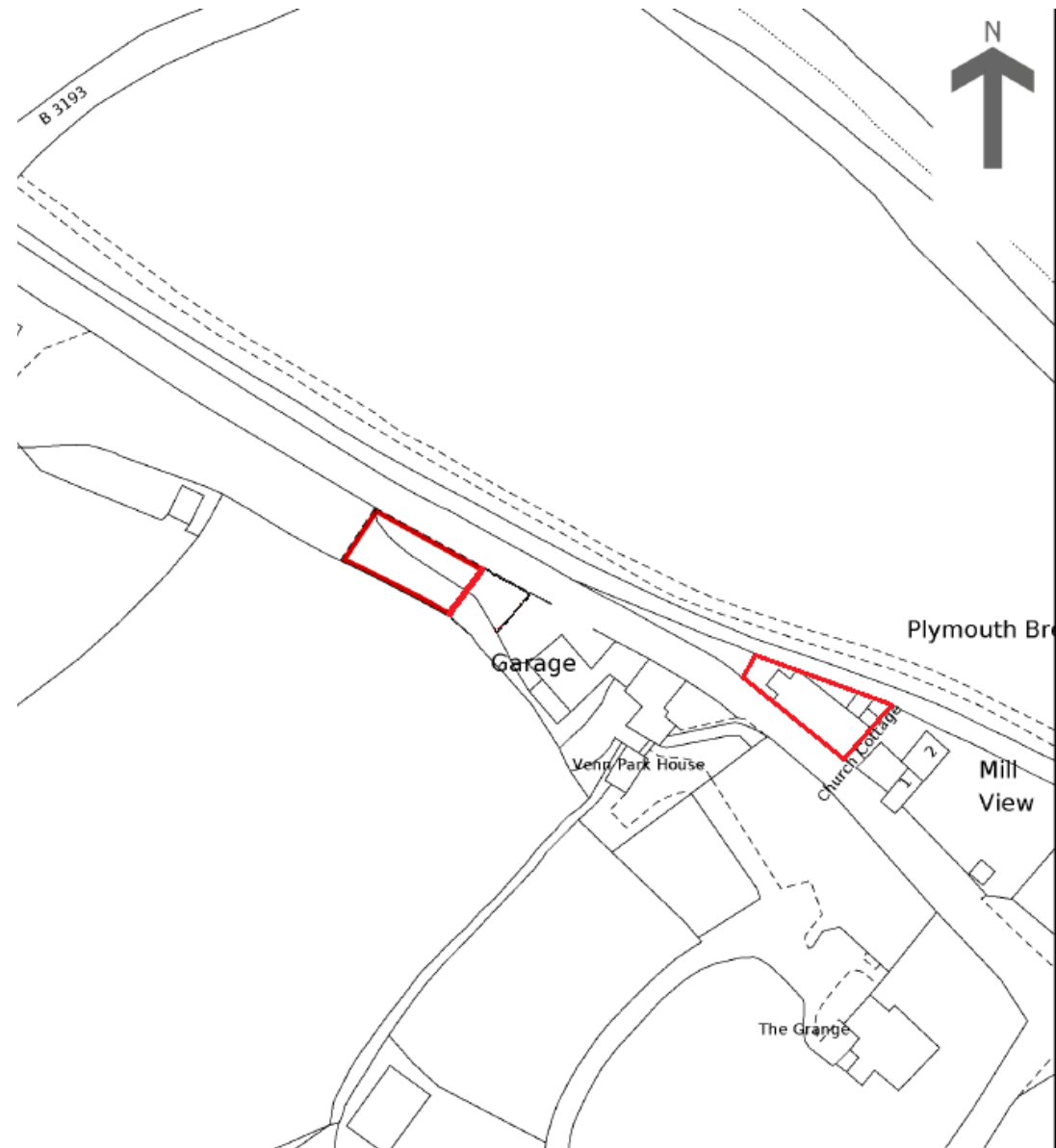
The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

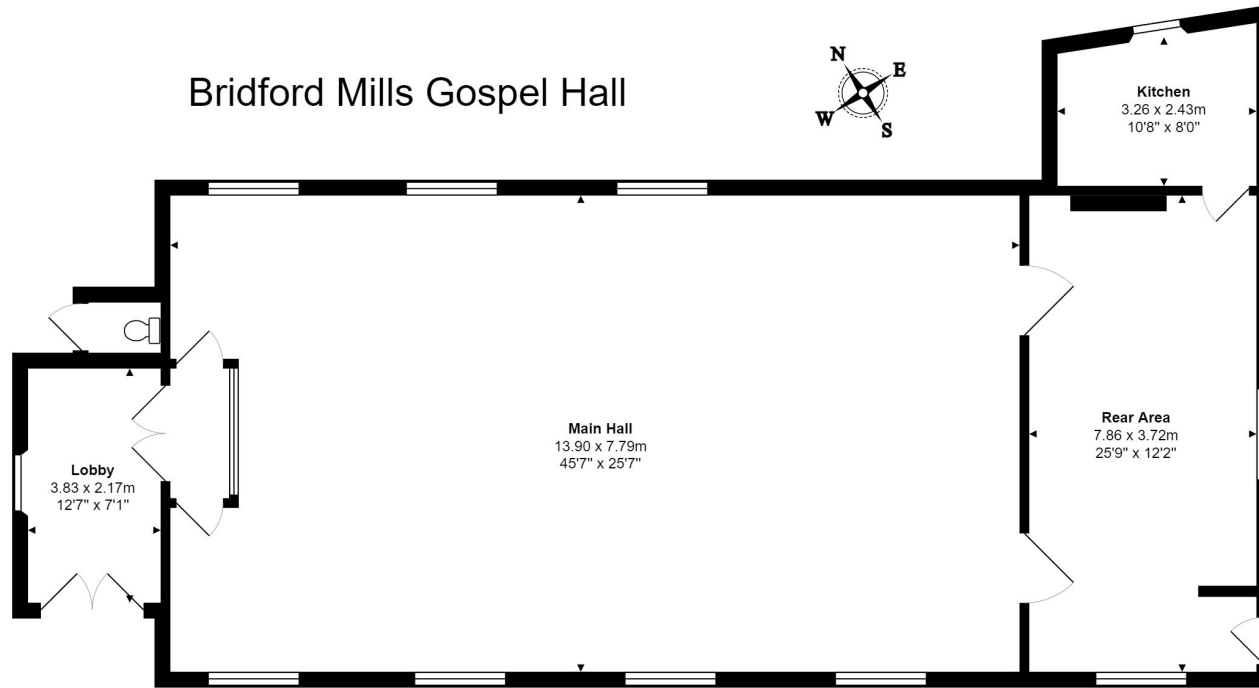
The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewing:

By telephone appointment through Rendells Estate Agents - Tel: 01626 353881



Bridford Mills Gospel Hall



Total Area: 157.2 m² ... 1692 ft²

All measurements are approximate and for display purposes only



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.