

Clock Tower Dental Practice, 10 New North Road, Exeter, EX4 4HF



Available for the first time in many years is this substantial Grade II listed Georgian terraced property. Previously occupied by a dental practice, it is now vacant and offers vast potential, just minutes away from Exeter city centre's high street and Central Station. With accommodation spread across four floors, there is opportunity to create an incredible home or separate units, all pending relevant consent. Occupying a prominent position within the heart of Exeter is this character filled Grade II listed property. Currently of commercial use, it provides a blank canvas in terms of renovation. Accommodations briefly comprising of; potential living space and kitchen to ground floor plus W/C, W/C off half landing, floors two and three offering bedrooms/bathrooms and top floor kitchen and further bedroom with some restricted head room. To the rear is a small courtyard area with store, leading onto shared parking area and garage. No onward chain.

Offers in the Region of £450,000 Freehold DCX02539

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:



Brief Description

Entrance Hall

Access via solid wood front door with a party glazed inner doorway with doors to the lounge/waiting room, second reception room, cloakroom, understairs storage cupboard, radiator. Stairs to the first floor.

Waiting Room 17' 11" x 13' 7" (5.455m x 4.134m)

Front aspect bay Sash window. Feature fireplace with cast iron feature fireplace with marble surround. Picture rail and radiator.

Second Reception Room 10' 5" x 10' 11" (3.169m x 3.320m)

Cupboards and wardrobe with a water tank.

Third Reception Room 13' 3" x 6' 7" (4.043m x 1.994m)

Twin side aspect windows. Telephone point. Wall mounted boiler. Door through to the courtyard.

Cloakroom

Rear aspect frosted window. Low level WC, wash hand basin.

First Floor Landing

With doors to second cloakroom. Office one and office two.

Cloakroom

Frosted rear aspect window. Low level WC, and wash hand basin. Electric wall mounted heater.

Office One 13' 1" x 8' 7" (3.976m x 2.607m)

Front aspect Sash window. Radiator.

Office Two 10' 11" x 9' 1" (3.338m x 2.768m)

Rear Aspect Sash Window. Radiator.

Office Three 13' 5" x 9' 1" (4.088m x 2.781m)

Front aspect Sash Window. Radiator. Large storage cupboard.

Second Floor Landing

Rear aspect Sash window. Doors to Office four, office five, office six and store cupboard. Turning staircase to third floor landing.

Office Four 12' 11" x 8' 9" (3.944m x 2.658m)

Front aspect Sash window. Radiator.

Office Five 12' 2" x 12' 9" (3.720m x 3.881m)

Rear aspect Sash window. Radiator.

Office Six 13' 4" x 9' 0" (4.073m x 2.734m)

Front aspect Sash window. Picture rail and radiator.

Third Floor Landing

Turning staircase to third floor landing. Rear aspect window. Doors to office seven and kitchen.

Office Seven 16' 11" x 9' 9" (5.152m x 2.980m)

Front aspect uPVC double glazed window. Into eave storage.

Kitchen 11' 0" x 9' 5" (3.358m x 2.859m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with single drainer. Roll edge work surfaces, part tiles walls. Into Eave storage.

Rear of the property

Off road parking for one vehicle. Garage with metal up and over door.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

