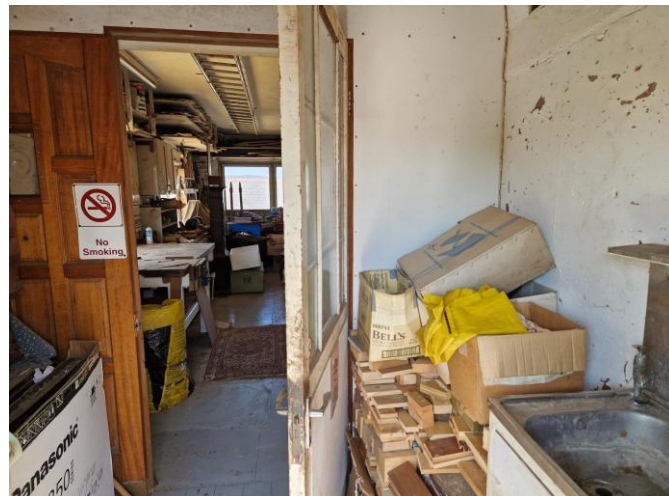
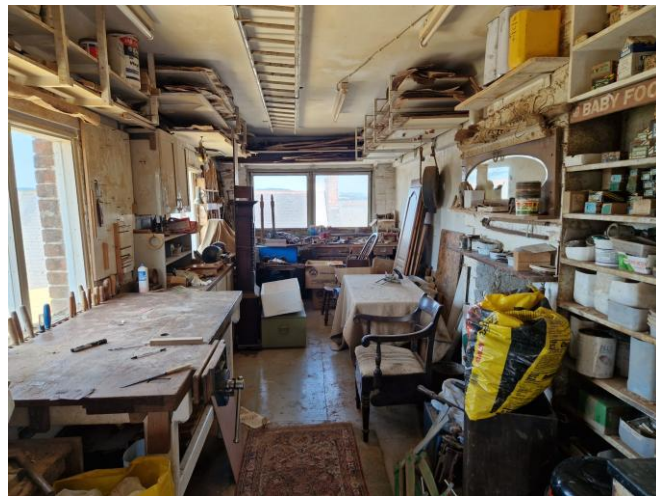




Store and Garden to the rear of 64
Exeter Road, Exmouth, EX8 1PY

GUIDE PRICE

£60,000

TENURE Freehold



**Interesting Opportunity To Purchase A Freehold Two Storey Workshop
And Garden Quietly Nestled Away Close To The Heart Of The Town
Centre.**

Large Two Storey Freehold Workshop * Private Good Sized Gardens * Potential
Development Opportunities Subject To The Necessary Consents * Pedestrian Access from
Both Exeter Road And Bakery Lane * Further Details Available On Request

Store and Garden to the rear of 64 Exeter Road, Exmouth, EX8 1PY

THE ACCOMMODATION COMPRISES:

External staircase rising to first floor decked area; solid wood stable style door to:

ENTRANCE WORKSHOP AREA: 2.49m x 2.21m (8'2" x 7'3") Sink unit; door to main work shop area; access via fixed ladder down to: **GROUND FLOOR:**

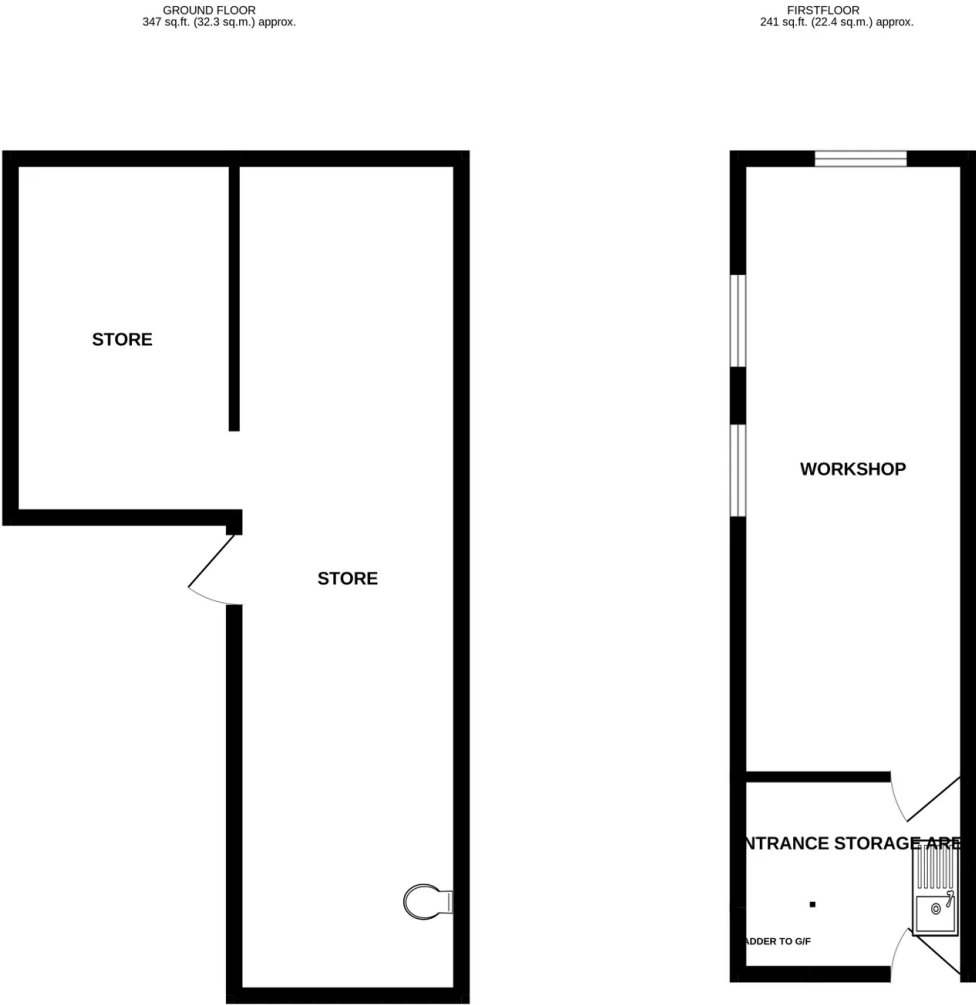
MAIN WORK SHOP AREA: 6.71m x 2.49m (22'0" x 8'2") A dual aspect workshop with three windows; power and light connected:

GROUND FLOOR: 9.14m x 2.49m (30'0" x 8'2") Approximate overall measurement. With WC; door to OUTSIDE and opening to: **FURTHER STORAGE AREA:**

OUTSIDE: There are private overgrown gardens, with garden store.

AGENTS NOTE: The property is accessed either from Exeter Road via a gate numbered 52a and 54a Exeter Road through a shared passageway which leads to a gate which gives access directly to the garden. Alternatively, there is access via Bakery Lane, via a wrought iron gate, which also gives pedestrian access to the workshop.

FLOOR PLAN:



TOTAL FLOOR AREA : 588 sq.ft (54.7 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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