JAMES DOBLE COMMERCIAL







FREEHOLD LICENSED 7 BEDROOM HMO IN BIDEFORD TOWN CENTRE. PREVIOUSLY LET TO A HOUSING PROVIDER AT £38,440 PER ANNUM. THREE BATHROOMS, COMMUNAL LOUNGE, KITCHEN AND ENCLOSED REAR COURTYARD

KNOWN AS

SILVESTOR HOUSE, 15 BUTTGARDEN STREET, BIDEFORD, NORTH DEVON, EX39 2AU

For Sale By Private Treaty Subject to Contract

- ***Previously producing income of £38,440 per annum***
- ***Town Centre property close to Town's Pannier Market***
- ***Attractive Grade II Listed property with many period features***
- ***Ground floor entrance hallway, lounge, bedroom (dining room / office) with private garden space, kitchen, utility room and bathroom***
- ***3 bedrooms and bathroom on each of the upper floors***
- ***Gas central heating and rear walled courtyard***

PRICE: Offers invited in region of £239,500 Freehold

LOCATION

With a resident population of around 32,000 including nearby villages, Bideford is the second largest town in North Devon, and the town has a reputation as a pleasant place to live, work and visit. In recent years Bideford has benefited from lots of investment and development, including the ongoing Atlantic Park retail area and improvements to the historic town centre and quayside, and the current Local Plan allows for a further 4,000 homes plus leisure facilities. Bideford is within 3 miles of some well-known North Devon locations such as Appledore, Westward Ho!, Instow and Northam and only 9 miles from the area's commercial centre of Barnstaple. It is also within a half-hour's drive of Exmoor National Park, the beaches around Woolacombe, Croyde and Saunton, and the Devon-Cornwall border.

THE SITUATION

The property is situated on Buttgarden Street, close to the Towns Pannier Market. The Market Place adjoins Grenville Street which leads onto the High Street.

THE PROPERTY AND CONSTRUCTION

The character Grade II Listed property is of three storey construction under a pitched slate roof. There are period features throughout including entrance and hallway with quarry tiled flooring, lofty reception rooms, ceiling covings and mouldings as well as a number of fireplaces. Most recently utilised as an HMO for 9 people, the ground floor is configured as lounge, dining room / office, kitchen, utility room and bathroom. Each of the upper floors have 3 bedrooms and a bathroom. To the rear of the property is an enclosed walled garden and 2

lean outbuildings (WC and storage). The property benefits from gas central heating.

THE PROPOSAL
Our clients are inviting offers for the Freehold interest, which was last let as an HMO for £38,440 per annum to a sheltered housing operator. If let direct to individual Tenants it is thought income could be higher again.

VAT
If applicable, at the prevailing rate.

THE ACCOMMODATION
(comprises)

GROUND FLOOR

Entrance porch leading to hallway:-

LOUNGE
5.47m x 3.20m (17'11" x 10'6") Parquet flooring, radiator heating

BEDROOM ONE
Potentially dining room / office 4.19m x 3.58m (13'9" x 11'9") Radiator heating, door to private garden space

KITCHEN
3.95m x 3.89m (12'11" x 12'9") max. Eye and base units, worktops, 2 x ovens, 2 x electric hobs, radiator heating

BATHROOM
3 piece with shower over bath, radiator heating

UTILITY ROOM

FIRST FLOOR
Landing, radiator heating

BEDROOM TWO
5.29m (plus bay) x 4.58m (17'4" x 15') Radiator heating, stain glass window

BEDROOM THREE
4.19m x 3.37m (13'9" x 11'1") Radiator heating

BEDROOM FOUR
2.97m x 2.49m (9'9" x 8'2") Radiator heating

BATHROOM
3 piece with shower over bath, radiator heating

SECOND FLOOR

Landing, radiator heating

BEDROOM FIVE
5.24m x 4.58m (17'2" x 15') Radiator heating

BEDROOM SIX
4.24m x 3.46m (13'11" x 11'4") Radiator heating

BEDROOM SEVEN
3.89m max x 1.92m (12'9" x 6'3") Radiator heating

BATHROOM
3 piece with shower over bath, radiator heating

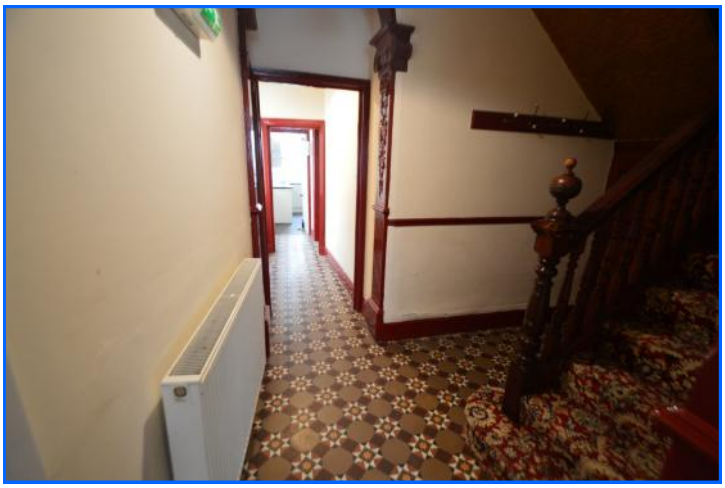
OUTSIDE
There is a rear yard accessed from the lower ground floor utility room. Within the yard are two small lean to outbuildings.













IMPORTANT NOTICE

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VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
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