



PRICE GUIDE: £195,000

FORD STREET

Moretonhampstead, Devon TQ13 8LN

For more information call Sawdye & Harris

01364 652652

Located in the heart of the sought after town of Moretonhampstead, this property comprises ground floor retail premises and self-contained residential living accommodation over. Whilst in need of renovation and improvement this is an ideal opportunity for those seeking a live/work opportunity or an investor. Freehold. Council Tax Band A. EPC C. Small business rates relief may be available on the retail area.



THE PROPERTY

A great opportunity to acquire a mixed use property in the heart of Moretonhampstead. Originally a single cottage and likely to have 18th century origins, the space now comprises retail premises to the ground floor and self-contained accommodation above- this property may appeal to those seeking a lifestyle opportunity work/live balance or an investor seeking to lease out the ground floor retail premises and to separately rent the residential accommodation over.

The ground floor retail area extends to some 400 sq ft with windows to the front and with period features offers self-contained space. There is a toilet area off to the rear.

Accessed from the side, through shared timber doors, a back doors leads to the stairs which rise to the first floor landing of which sits the Kitchen/Breakfast room which is fitted with a range of floor and wall mounted kitchen cupboards together with two bedrooms with windows to the front elevation, lounge and bathroom.

Please note that this property is in need of modernisation and upgrading but provides an ideal opportunity for those with vision to purchase a character property in the heart of this sought after Dartmoor town.

LOCATION

Moretonhampstead lies at the eastern fringe of the Dartmoor National Park, in an area of outstanding natural beauty, just a short distance from both the Teign Valley and the rugged grandeur of Dartmoor. Within the town there is a good range of shops, churches, primary school, library, bank, swimming pool, sports facilities, inns and hotels giving an excellent mixture of activities. The cathedral City of Exeter is approximately 12 miles away with good links to the motorway and the airport, with Plymouth to the south providing ferry routes to the continent. Rail links can also be found in Exeter, Newton Abbot and Plymouth.

SERVICES

All mains services are connected.

TENURE

Freehold - Subject to the Grant of Probate which has been applied for.

BUSINESS RATES

Rateable Value - £3750 - Effective 1st April 2023.

Small business rates relief may be available on the retail area.



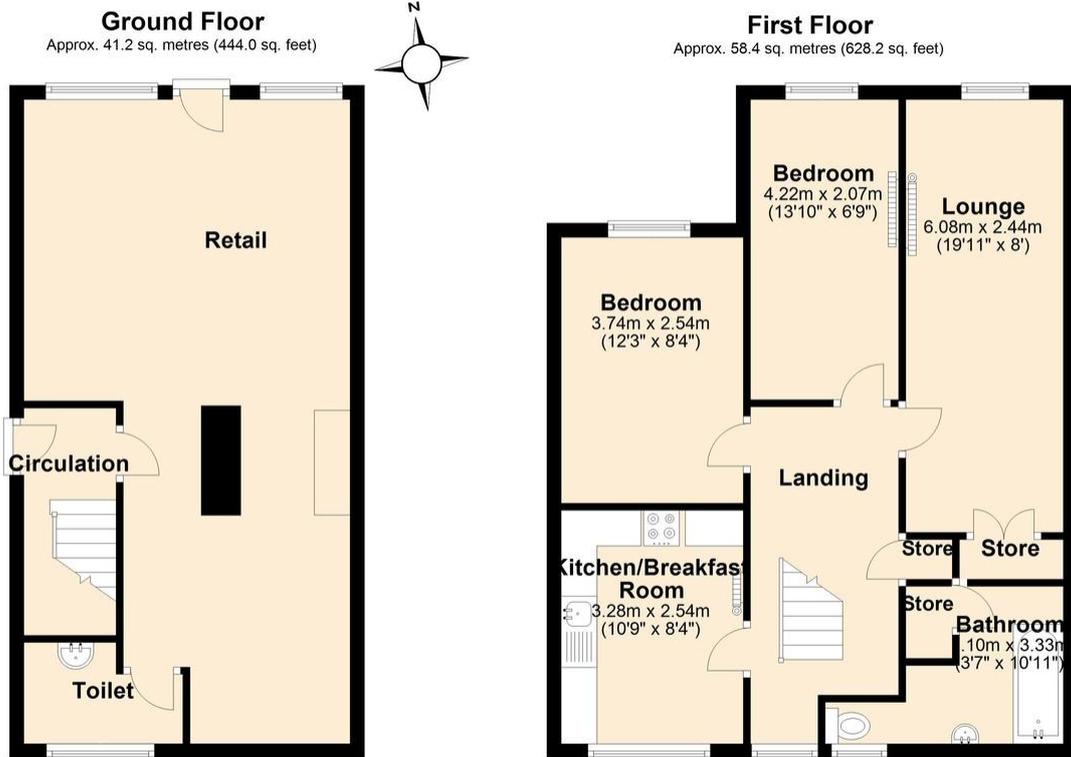
VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652
Email - ashburton@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



Total area: approx. 99.6 sq. metres (1072.2 sq. feet)

Want to know more about the property and the local area?

We know that buying a property is a big step and that you want as much information as possible before you make that commitment. To find out more why not take a look at the following websites that will tell you more about the history of the property, important information about the area and what you could get involved with if you lived here too!

www.environment-agency.gov.uk www.homeoffice.gov.uk www.ukradon.org www.fensa.org.uk www.landregistry.gov.uk <http://list.english-heritage.org.uk>

TIPS: The local council's 'My Neighbourhood' is also a fantastic way to find out about the location, history, planning applications and local community. Towns such as Ashburton and Chudleigh also have great Facebook pages which will give you a great insight into the community and help you connect when you move here.

The Consumer Protection Regulations : For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Sawdye & Harris has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. Data Protection: We retain the copyright in all advertising material used to market this Property. Floor Plans are for identification and illustrative purposes only and are not to scale. We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any conveyancing services through us you should know that we would receive an average referral fee of £100 from them for recommending you. As we provide them with a regular supply of work you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements). We also refer buyers and sellers to London & Country Mortgages. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

SAWDYE & HARRIS

www.sawdyeandharris.co.uk

The Dartmoor Office | 19 East Street | Ashburton | TQ13 7AF | t: 01364 652652

Sawdye & Harris (Land & Estate Agents) Ltd - Registered in England No. 05280152

Registered Office: 19 East Street, Ashburton, Devon TQ13 7AF

