

## ACCOMMODATION

To the front the property is entered though a shop door into the commercial aspect of the building. This butchers offers a generous glazed window to the front and two walk-in chillers with an opening to a rear office, kitchenette and preparation room. From the prep room there is a timber door onto a courtyard.

A kitchen is set off the office and comprises base mounted units with sliding cutlery drawers, a work surface incorporating a sink unit with drainer to side and a four ring gas hob with cooker beneath. Matching wall mounted units and tiling to splash back areas. Windows to the side and rear elevations with a courtesy door to the courtyard.

From the first floor landing there is a window to the side, doors off to the bathroom, separate WC and into an inner hallway.

The bathroom has a matching suite, a panel bath, pedestal wash hand basin, a low level WC, two built-in storage cupboards and a window to the side elevation.

From the inner hallway there are stairs that rise to the second floor, and doors to a double bedroom and lounge with a window offering views across to the river and Plymouth beyond.

The second floor hosts two further double bedrooms and access to the loft void.

There is a detached warehouse set to the rear offering power and lighting and an electric roller door. There is a separate pedestrian access to the side of this store with a timber gate to the main road.

There is further integral storage accessed via a wooden door from the courtyard.

## Office

1 Fore Street  
Torpoint  
Cornwall  
PL11 2AA

01752 812 333

[www.idealhomes-sw.co.uk](http://www.idealhomes-sw.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

 [rightmove.co.uk](http://rightmove.co.uk)



 [Zoopla.co.uk](http://Zoopla.co.uk)

 [PrimeLocation.com](http://PrimeLocation.com)



Fore Street, Torpoint PL11 2AG - £220,000

A three bedroom maisonette situated over a popular local butchers. Established c.1954 the commercial aspect of this complex offers a shop frontage with generous cold storage.

A detached warehouse is situated to the rear of the site and accessed from a main road. River views from upstairs. Would suit potential development or continuation of present business.

EPC TBC





Fore Street, Torpoint PL11 2AG - £220,000



- Three Bed maisonette
- Commercial Premises
- Detached Warehouse
- Centrally Located
- Potential Development
- Views



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