



- ENTIRE FREEHOLD FOR SALE
- COMPRISING GROUND FLOOR SHOP
- TRADING AS LONG ESTABLISHED HARDWARE STORE
- TWO FLATS OVER
- ELEGANT LANDMARK BUILDING
- VIBRANT TOWN CENTRE POSITION

Regent Street, Teignmouth, TQ14 8SW

Guide Price £297,000

For sale is the entire freehold of this prominent town centre, Grade II listed 3-storey house enjoying an income from the ground floor shop and two flats. Details of income available upon request. The ground floor shop is a long established local hardware business within a vibrant town centre location, close to major retailers, bus stop, train station, taxi rank and sea front. With good general trading which swells during the holiday season.



## Property Description

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### GROUND FLOOR TRADING AREA

with frontage onto Regent Street, close to bus stop and main street trading area with national retail outlets such as Boots, WH Smiths and also Bardays Bank. The shop comprises 41.4 square metres of trading area (taken from VOA website) with a downstairs WC and store room.

Alongside the shop is a recessed pedestrian door gives access to the entrance to the flats with staircase rising to First Floor Landing.

Door opening into First Floor Flat.

### FIRST FLOOR ONE BEDROOM FLAT

#### ENTRANCE HALLWAY

With telephone entry handset.

#### LIVING ROOM

Bow window having an outlook towards the bus shelter and Wellington Street, having elegant Georgian bow window with sliding sashes, feature fireplace with alcoves to either side. Wall mounted modern Dimplex Quantum night storage heater.

#### KITCHEN/DINER

Fitted with a range of timber fronted wall and base units with timber edged work surface, one and a half bowl acrylic sink drainer unit, built-in electric oven, fitted pew style bench seat, ceramic hob with filter hood over. Space for table and chairs. Ceramic floor tiling. Door through to UTILITY ROOM.





#### UTILITY ROOM

Space and plumbing for washing machine, fitted shelving, uPVC double glazed window.

Sliding door to...

#### BATHROOM

Fully tiled to walls and floor, P-shaped bath with curved glazed shower screen, electric shower, pedestal wash hand basin, close-coupled WC, shaver light point, wall mounted electric down draught heater.

#### BEDROOM

Elegant Georgian bow window to front with same outlook as Living Room. Built-in wardrobes, recessed shelving. Electric heater.



#### SECOND FLOOR FLAT

Private Entrance Door into:

#### RECEPTION HALL AREA

Door entry handset. Steep open tread staircase to Attic Room. Wide squared arch to:

#### DINING AREA

Sliding door through to Kitchen and further door off to Bathroom. Wall mounted Dimplex modern Quantum night storage heater.



#### LIVING ROOM

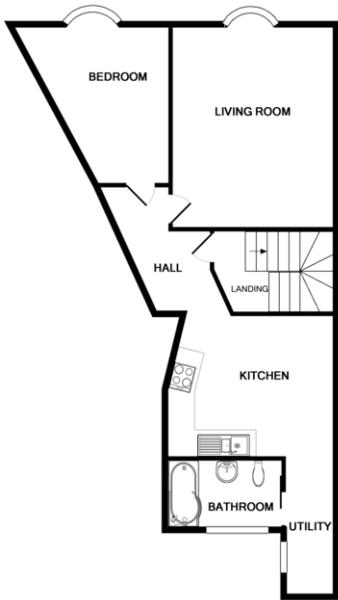
Character Georgian bow window to front, fitted shutter, period cast iron fireplace with tiled hearth and inset woodburner. Door through to:

#### BEDROOM

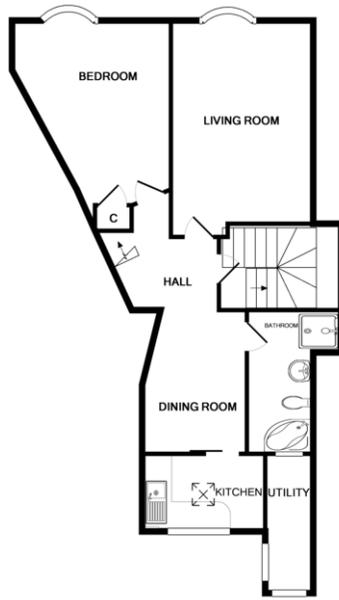
Character Georgian bow window to front aspect with fitted shutter, under stairs cupboard.

#### KITCHEN

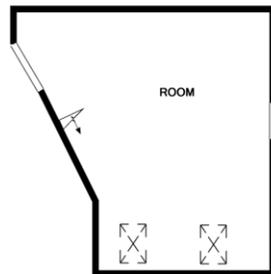
Skylight window, further uPVC double glazed windows, range of kitchen work surface with cupboards beneath and wall cabinets, stainless steel sink drainer unit, complementary



1ST FLOOR  
APPROX. FLOOR  
AREA 636 SQ.FT.  
(59.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 654 SQ.FT.  
(60.7 SQ.M.)



ATTIC ROOM  
APPROX. FLOOR  
AREA 313 SQ.FT.  
(29.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1602 SQ.FT. (148.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ceramic wall tiling, fitted oven, appliance space, four ring electric hob. Door to:

### UTILITY/PANTRY

Space and plumbing for automatic washing machine, window and polycarbonate style roof, shelving.

### BATHROOM

4-piece suite comprising corner bath, close-coupled WC, pedestal wash hand basin, tiled and glazed shower enclosure with electric shower, ceramic wall tiling to each wall, electrically heated towel rail, extractor vent, wall hung down draught heater.

### ATTIC ROOM

Access to various under eaves space, two skylight windows, two further uPVC double glazed casement windows.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band: First Floor Flat A, Second Floor Flat A

EPC EXEMPT



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