



Bond
Oxborough
Phillips

Changing Lifestyles

33 Well Street
Torrington
Devon
EX38 8EP

Guide Price: £260,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- Mixed use property
- Commercial unit on the ground floor
- (Business not being sold as a going concern)
- Three bedroom Duplex Maisonette over
- All on the same freehold title
- Various outbuildings
- Large south facing garden
- Private driveway
- Much larger than average garage.
- EPC: TBC
- Council Tax Band: A (maisonette)



What a fantastic investment opportunity to be had in this semi commercial freehold property. Divided into two distinct areas where the ground floor currently enjoys A3 planning consent and consists of a shop front, prep and store room. For decades this part of the building has been run as a successful fish and chip shop but now the time has come for the owners to move on. The current owners are looking to sell the overall building as one and as such do not intend to sell the business as a going concern. That being said there is nothing to stop you from setting up your very own food outlet once purchased.

There is however much more than just the shop front to the building. Accessed from the alley way to the side is a rather impressive three bedroom two storey maisonette above. With over 1000 square feet of accommodation it's not small either and is very well kept. Overall this represents a great opportunity for someone to earn an income whilst living on site. If that's not your thing other options could include applying for a change of use and turning it all into one large family home. Another option would be to divide the building up into flats or as a house of multiple occupancy.

To the rear of the property there is a very good sized South facing garden, outbuildings of various sizes and a much larger than average garage. All of this can be accessed via a private driveway to the rear which in turn provides plenty of off road parking. The building has been well maintained over the years meaning the new owners can move straight in.





THE VENDOR INFORMS US THAT THE PROPERTY IS OF BRICK CONSTRUCTION UNDER A SLATE ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY GAS FIRED CENTRAL AND WATER HEATING. MAINS ELECTRIC, WATER AND DRAINAGE ARE CONNECTED.

BROADBAND: SUPERFAST SPEEDS ARE AVAILABLE UP TO 150MBPS (INFORMATION TAKEN FROM THE OFCOM CHECKER)

MOBILE PHONE: COVERAGE AVAILABLE ONSITE. (SEE OFCOM CHECKER FOR FURTHER INFORMATION)



33 Well Street, Torrington, Devon, EX38 8EP



In practical terms the property is conveniently located a short skip from the town square where all your grocery needs can be satisfied. Like most of Great Torrington the cottage is on the fringes of Torrington Commons, 365 acres of countryside allowing for miles of scenic walks with access to the locally renowned Tarka trail, a footpath / cycle way mainly built on the bed of a disused railway where the gradients are gentle. It winds its way following the course of the river Torridge as far North as Ilfracombe or going inland South towards Meeth.



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Directions

From our offices on Well Street, turn left and continue down Well Street to where the property can be found on the right hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

We are here to help you find and buy your new home...

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Torrington
Devon
EX38 8EP

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01805 624 426 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to
contact the team at Bond
Oxborough Phillips Sales &
Lettings on

01805 624 426

for a free conveyancing
quote and mortgage advice.

