

7a Bridge Street  
Hatherleigh  
EX20 3HU



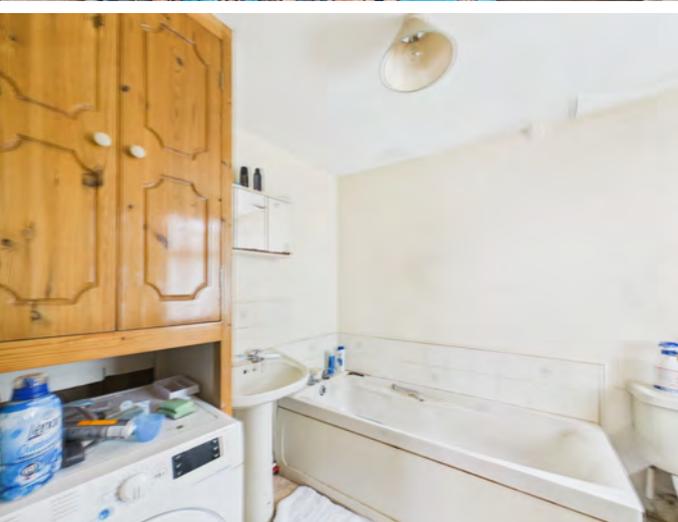
**Guide Price - £139,950**

# 7a Bridge Street, Hatherleigh, EX20 3HU.

Versatile freehold investment offering shop office space plus two-bedroom apartment, immediate income, two tenants in situ, excellent location, flexible living and working options...



- Ground Floor Shop Offices Flexible
- Shared Entrance With Inner Lobby
- Spacious Main Reception Office Area
- Additional Office Room With Storage
- Kitchen And Rear Lobby Access
- Cloakroom WC Conveniently Located
- First Floor Two Bedroom Apartment
- Open Plan Living Dining Kitchen
- Double Bedroom And Single Bedroom
- Bathroom With Utility Space Included
- Two Tenants In Situ
- Council Tax Band - A
- EPC - F



An excellent investment opportunity, this versatile freehold property offers a unique combination of commercial and residential accommodation within a single building, perfectly suited for investors. Conveniently located, the property is arranged over two floors and is currently let to two tenants who wish to remain, providing an attractive immediate return.

The ground floor is configured as a functional shop or office space, accessed via a shared entrance that leads into an inner lobby. From here, a spacious main reception area offers a bright and adaptable workspace, with a separate room currently used as a storage facility. Adjoining this are a further office and a well-appointed kitchen, with a rear lobby providing access to the cloakroom/WC. This practical layout ensures flexible usage, suitable for a variety of commercial activities, while providing comfortable facilities for staff.

Above, the first-floor apartment offers thoughtfully designed living accommodation. A landing with two storage cupboards leads to an open-plan living, dining, and kitchen area, perfect for modern living. The apartment includes a generous double bedroom and a sensible single bedroom, along with a bathroom/utility space, providing practical accommodation for tenants. The property is fully equipped with mains electric, water, and drainage, and benefits from electric heating throughout.

Set up for dual purposes, this property combines a thriving commercial unit with a well-maintained two-bedroom apartment, providing an immediate rental income. The apartment currently being rented out along with the shop it currently is delivering return of approximately 7.2 percent. The commercial rateable value is £2,900 per annum, payable by the tenant, with the residential element falling under Council Tax Band "A."

This property represents an ideal opportunity for an investor seeking a property with two reliable tenants in situ, both of whom are keen to continue their tenancies.

Set within a convenient location with excellent access to local amenities, this property provides both immediate income and long-term potential, combining residential comfort with commercial versatility. Whether as an investment or a live/work opportunity, it is well-positioned to deliver both lifestyle and financial benefits to its new owner.

# Changing Lifestyles

Hatherleigh is a historic market town in central Devon, known for its scenic location at the meeting point of the Rivers Lew and Torridge. With over a thousand years of history, the town features traditional architecture, including the famous Rams Head sculptures in the town square, and has a vibrant arts scene, with works from local artists decorating its streets.

The weekly Tuesday market is a highlight, where locals and visitors gather to shop and socialize. The town also hosts an annual carnival in November, featuring unique customs such as the burning of tar barrels and a jazz band procession. Situated along the Tarka Trail, Hatherleigh offers beautiful walking and cycling opportunities, with nearby Belvedere Castle providing panoramic views of Dartmoor and Exmoor.

With its rich heritage, active arts community, and regular cultural events, Hatherleigh offers a delightful mix of rural charm and modern life, making it an attractive destination for both residents and visitors.

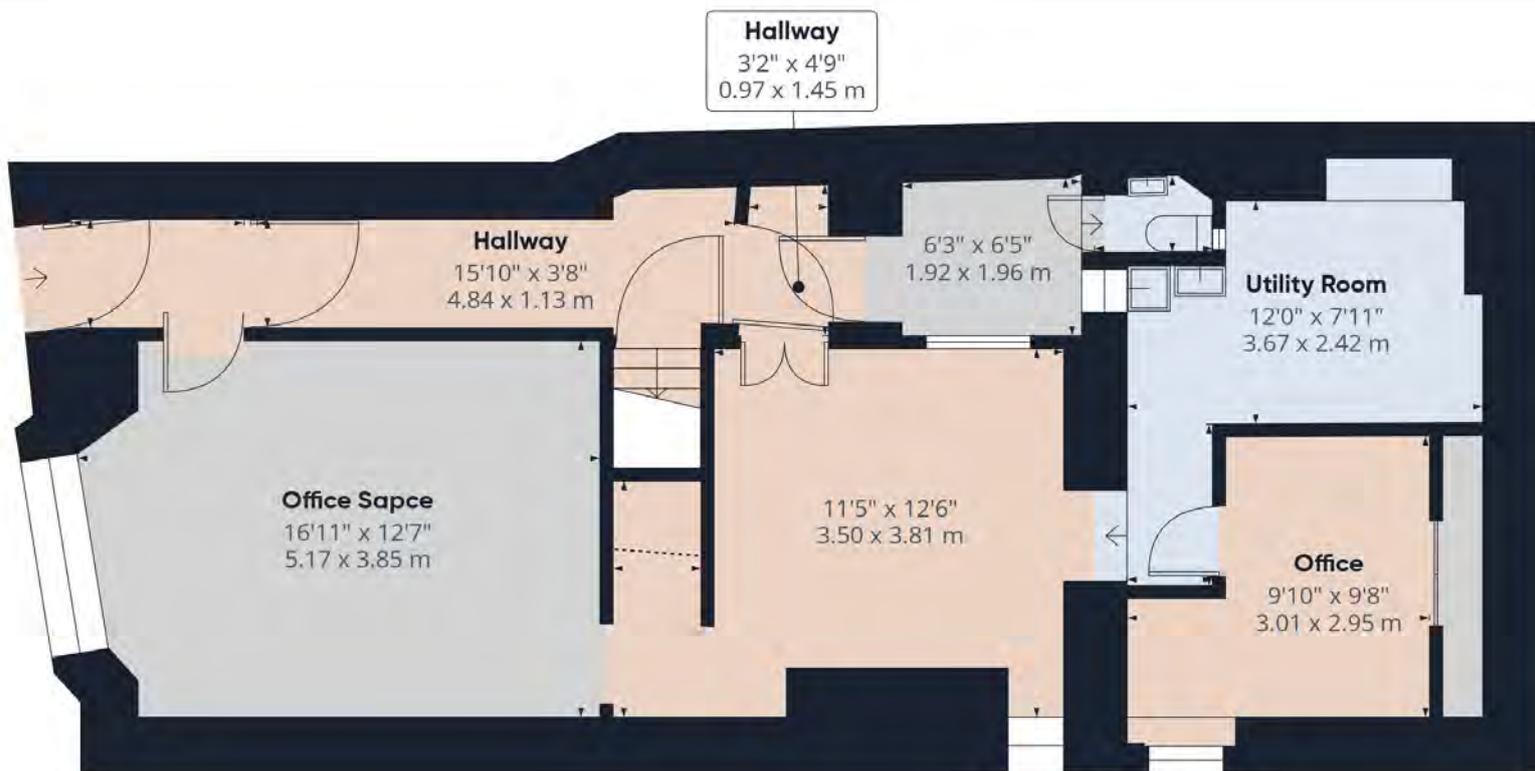


## Awaiting Land Plan

Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01837 500600**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





Floor 0

Approximate total area<sup>m</sup>

1213 ft<sup>2</sup>

112.7 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>

0.6 m<sup>2</sup>



Floor 1

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

### PLEASE NOTE:

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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