



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

12 / 12a Potacre  
Street  
Torrington  
Devon  
EX38 8BH

**Guide Price: £190,000 Freehold**



Changing Lifestyles

01805 624 426  
[torrington@bopproperty.com](mailto:torrington@bopproperty.com)



12 / 12a Potacre Street, Torrington, Devon, EX38 8BH

- Semi commercial investment
- Shop front with 410 square foot trading area and two separate store rooms
- Three bedroom duplex apartment above approaching 1000 square feet
- Long standing reliable tenants
- 6% return on your investment
- EPC: TBC
- Council Tax Band: TBC



**A fantastic investment opportunity in the heart of the town for this semi commercial period property. The building consists of a shop front and store room with kitchen and toilet totalling 617 square feet with a trading space of 410 square feet. Above this is a large three bedroom duplex maisonette approaching 1000 square feet. Both the flat and the shop have enjoyed long standing and reliable tenants that are happy to remain adding a real bonus to any future investing landlord. Currently the income from both units give you a return of 6% on your investment, better than the high street banks and building societies currently have on offer.**

**Great Torrington is a lovely little market town steeped in history dating back to the English civil war and still retains a real sense of tradition and community spirit. Conveniently located right in the heart of the town nestled amongst a lovely mix of shops, eateries and homes, this is a true opportunity. A short walk around the corner is the Plough Arts Centre and theatre as well the panier market that is still going strong.**

**Torrington is surrounded by 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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## Changing Lifestyles

**There is plenty of parking in town for visitors and residents alike with the use of two large public pay and display car parks a short walk away. For those that live and work in the town an annual permit can be purchased from as little as £1 a day giving you the use of all the Torridge district council run car parks in the area with the exception of Westward Ho!**



### 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 more information or to arrange an  
accompanied viewing on this property.



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## Directions

From our office by foot, turn right out of the door and follow round to the right passing Nationwide and Sandfords bakery. The property will be found further down 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.

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