



Cooper House  
Fore Street  
Chulmleigh  
EX18 7BR

**Asking Price: £140,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com



- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Semi commercial investment
- Shop front with 100 square meter trading area with commercial kitchen
- Three bedroom duplex apartment above
- Village location
- EPC: E
- Council Tax Band: C



**A fantastic investment opportunity in the heart of Chulmleigh for this terraced, freehold, commercial, period property. The building consists of a restaurant seating area, front and store room with commercial kitchen and toilet totalling of approx. 100 square meters. Above this is a large three bedroom duplex maisonette. All fixtures and fittings are negotiable. The trading name of Chulmleigh Tandoori can also be included if of course if you would like to carry the business on.**

**The Town and all it offers is just a few paces away. The rail links to Exeter City are a few minutes' drive, the public transport is frequent and there is a superb school catering for all ages a short walk away. South Molton and CREDITON are easily reached, as is the North Devon Coastline. In all then, a very attractive offering. We look forward to meeting you there and would urge you to do so at your earliest convenience.**

**There is plenty of parking in the Town of Chulmleigh for visitors and residents alike with the use of public pay and display car parks a short walk away.**

Cooper House, Fore Street, Chulmleigh, EX18 7BR

## Changing Lifestyles



The vendor informs us that the main property is thought to be constructed of stone under a slate tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations. Cooper House is listed as a grade 2 property.

**Heating:** Electric hot water tank    **Mains water -**  
**Mains electric - Mains drainage - Landline**  
**telephone.**

**Broadband coverage:** Superfast available up to  
50mbps (information taken from Ofcom checker)

**Mobile phone coverage:** Available onsite (see  
Ofcom checker for further information)

### 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.

**This property is for sale by Modern Method of  
Auction allowing the buyer and seller to complete  
within a 56 Day Reservation Period. Interested  
parties' personal data will be shared with the  
Auctioneer (iamsold Ltd).**

**If considering a mortgage, inspect and consider the  
property carefully with your lender before bidding.  
A Buyer Information Pack is provided, which you  
must view before bidding. The buyer is responsible  
for the Pack fee. For the most recent  
information on the Buyer Information Pack fee,  
please contact the iamsold team.**

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## Floorplan



## Directions

From our office in Well Street continue until reaching the crossroads, turn left and passing the BP garage on your right hand side, turn right at the mini roundabout signposted towards Barnstaple and South Molton. Proceed down Calf Street until reaching the next mini roundabout and take the second exit signposted towards South Molton B3227. Continue along this road for approximately 8 miles until reaching a T junction, turn right onto the A377 signposted towards Exeter, stay on this road going through the village of Umberleigh following the signs to Exeter. Continue along this road and take the first left hand turning signposted towards Chulmleigh, continue along this road for approximately 1 1/2 miles and upon entering the village, pass the community school on your left hand side following South Molton Street down to Fore Street to where the property is located 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 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.