

Aaron Fox

FOR SALE

**PROMINENT GROUND FLOOR OFFICE
PREMISES WITH SUBSTANTIAL 4 BED
RESIDENTIAL UNIT OVER**

**15 ORCHARD GARDENS
TEIGNMOUTH
DEVON. TQ14 8DS**



An opportunity to acquire the freehold of this substantial period building in a prominent terrace on the main route into Teignmouth. The premises comprise offices on the ground floor with a substantial self contained 4 bedroomed residential unit over. 2 car parking spaces are located outside.

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Lynx House, Pynes Hill, Exeter, EX2 5JL
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SITUATION AND DESCRIPTION

Teignmouth is a popular and historic seaside resort situated on the South Devon coast between the River Exe and River Teign estuaries. Teignmouth is located approximately 16 miles south of Exeter and 7 miles west of Newton Abbot. Road access is principally via the A379 which forms the picturesque coastal route from Exeter to Newton Abbot and onto Torbay. Access to the M5 motorway is available at either junction 30 approximately 12 miles away, or via the A380 dual carriageway linking with the M5 at Exeter. The town enjoys a mainline railway station with regular service to London (Paddington). Teignmouth has a good resident population which is significantly increased in the summer months.

The premises are well located on the main route into the town in an attractive period terrace. The premises are currently used as offices on the ground and first floors with storage above. We understand that planning permission exists for commercial use of the ground and first floors with residential use on the upper floors. The premises would therefore ideally suit an owner occupier who wanted to have their office, hair salon or studio on the ground floor (subject to the usual consents) and live above, or rent out the residential space above to produce an income. Interested parties are encouraged to discuss their proposals with the planners at Teignbridge District Council – Tel 01626 361101.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

GROUND FLOOR

Office / Salon **8.70m x 3.98m (28'6" x 13'1") max**
Glazed door from the front with windows either side. A light and airy room, ideally suited to an office / salon / studio. Laminate flooring. Radiator. Storage cupboards.



Rear Office **3.44m x 3.06m (11'3" x 10'0") max**
Laminate floor. Door to rear courtyard. Benching as fitted. Window. Doors to

Kitchen **2.54m x 1.98m (8'4" x 6'6") max**
Range of wall and base units with ample worktops. Inset stainless steel sink unit with single drainer. Tiled splashback. Space for fridge and washing machine under. Laminate floor.

Boiler Room **3.41m x 1.31m (11'2" x 4'3") max**
Gas fired central heating boiler.

Toilet

Low level WC suite with wash hand basin. Window

Residential Accommodation

A separate door from the front accesses an entrance hallway, with door into the commercial space and stairs to

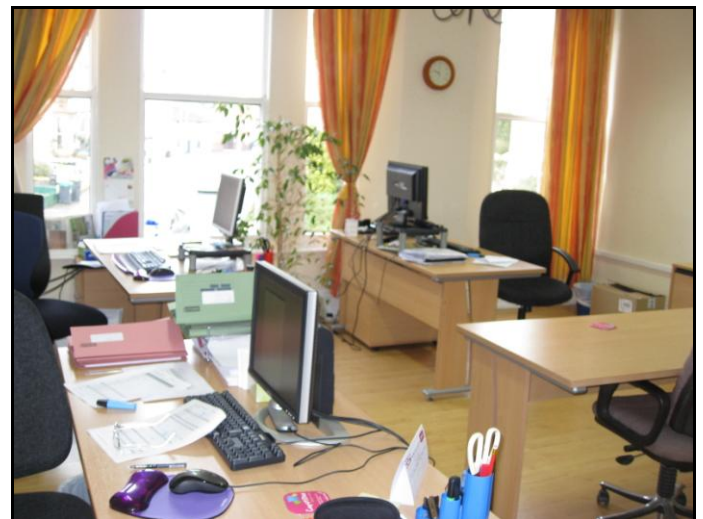
FIRST FLOOR

Landing with doors to

Sitting Room

5.23m x 4.33m plus 4.20m x 3.29m (17'2" x 14'2" plus 13'9" x 10'9") max

This L shaped area is currently used as an office with 2 large windows overlooking Orchard Terrace and a window to the rear. Light and airy room. Window to the rear. Feature timber fireplace with overmantle and inset cast iron grate with tiled hearth. 2 radiators. Laminate floor.



Study/ Bedroom 4 **3.65m x 3.55m (11'11" x 11'8") max**
2 windows. Radiator. Laminate floor.

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Toilet

Low level WC suite with wash hand basin.

Shower Room

Large walk in shower cubicle with shower curtain and electric shower unit. Pedestal wash hand basin. Storage cupboards as fitted. Spot lighting.

SECOND FLOOR

Landing with doors to

Master Bedroom 1 4.44m x 3.26m (14'7" x 10'8") max

3 Large windows to the front over looking Orchard Terrace making this a very light and airy room. Laminate flooring. Radiator.



Toilet

Low level WC and wash hand basin. Window.

Bathroom

Panelled bath. Pedestal wash basin. Radiator. Window. Fitted cupboards.

Kitchen 4.32m x 2.30m (14'2" x 7'6") max

Well fitted with comprehensive range of wall and base units under ample worktop. Double oven. 4 ring electric hob with extractor over. Space for under worktop fridge. Stainless steel 1 ½ bowl sink unit with single drainer. Space for washing machine. Window. Tiled splashback. Laminate floor.

THIRD FLOOR

Landing with fitted storage cupboards. Doors to

Bedroom No 2 3.27m x 2.90m (10'9" x 9'6") max

Window with views to the sea. Fireplace. Laminate floor.

Bedroom No 3 5.23m x 3.19m (17'2" x 10'6" max)

Lovely light and airy room with large window and velux. Fireplace with overmantel. Laminate floor



EXTERNALLY

To the front of the property is an off road parking area with space to accommodate 2 cars. To the rear is a small yard with rear door leading out to a rear service road.

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been requested for this property. Further details are available on request.

RATES

Rateable Value: - £7,200 (2010 valuation list)
The above rateable value is for the commercial use on ground and first floors. For the rates payable please contact Teignbridge District Council Business Rates Department (Tel 01626 361101)

SERVICES

Mains water, drainage, gas and electricity are available.

PRICE

Offers are sought in the region of £229,500 for the freehold of this substantial commercial and residential property, with vacant possession on completion.

VIEWING

Strictly by prior appointment only with the joint agents, for the attention of Tony Noon (07831 273148) Ref (0497)

Aaron Fox

Bettesworths 

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