



Fore Street, Cullompton, EX15 1LF

This Freehold building comes to the market for the first time in many years and offers a prominently located lock-up shop and spacious maisonette. The shop offers a bright and spacious store front with kitchenette and W.C. on the ground floor, whilst the maisonette occupies the first and second floors and comprises a large kitchen/living room, W.C., spacious double bedroom and en-suite. With tenant in-situ in the maisonette and a highly attractive shop front, the property is sure to appeal to investors.

Asking Price £120,000



Situation and Amenities

Enjoying a prominent setting on Fore Street close to shops, supermarkets, primary school and doctors' surgeries. Cullompton also boasts an award winning butcher (Veyseys of Cullompton), charming The Bake House and Lime Tree coffee shop/restaurants, a modern library, sports centre and community centre. The surrounding countryside offers a wealth of rural pursuits with the nearby Blackdown Hills being designated as an area of outstanding natural beauty. The comparatively central mid Devon location places the picturesque national parks of Dartmoor and Exmoor together with the north and south Devon coastlines all within a modest car journey.

Buying an investment? Please contact our lettings department on
01884 33333



Bullet Points

Excellent Freehold investment opportunity
 Prominent Fore Street shop, Kitchenette and W.C.
 Spacious Maisonette
 Generous Kitchen/Living Room
 Large Double Bedroom with En-Suite
 Cloakroom
 Electric heating
 Quick access to transport links
 15 miles Exeter, 18 miles Taunton
 Tiverton Parkway Railway Station 6 miles
 EPC rating Shop: "C" (Commercial)
 EPC rating Flat: "E"
 Council Tax Band: Shop: None
 Council Tax Band: Flat: "A"
 Freehold

Shop - Ground Floor

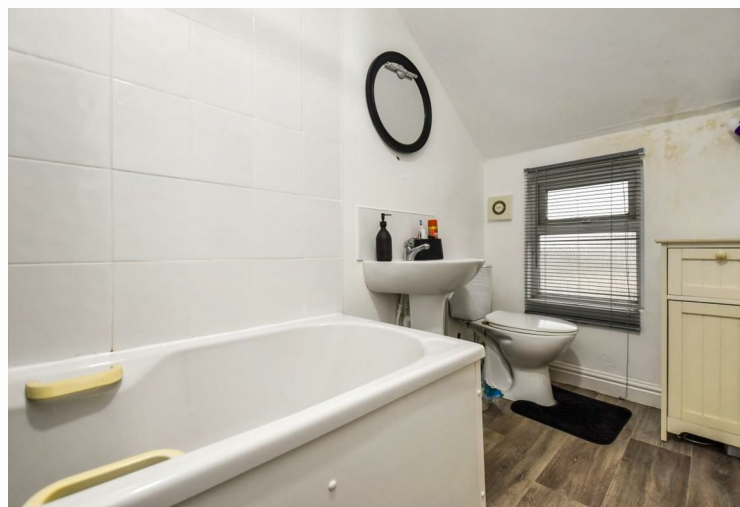
Attractive lock-up shop with large window frontage, having been recently decorated, split level with two steps leading up to the

Rear Cloakroom with W.C. and basin.

Kitchen Area with two base cupboards, sink and drainer, door to Bakers Mews.

Flat Ground Floor

Entrance door to Lobby with stairs rising to First Floor.



11 High Street
Cullompton
Devon
EX15 1AB
T: 01884 33333
After Hours: 07802 448363
E: enquiries@thornecarterandaspen.co.uk

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