



Station Road, Cullompton,
EX15 1AH

FOR SALE BY AUCTION 4th JUNE 12.00 This elegant period, mixed use property enjoys a wonderfully central and accessible location, close to the town's principal shopping area and parking.

Auction Guide £135,000



A super investment opportunity to acquire this two-storey mixed residential and commercial property that briefly comprises a vacant retail unit on the ground floor and a two bedroom maisonette above, being located in a popular town centre position. The property, which is presented in good order throughout, and will appeal to lettings investors and business owners alike on the lookout for a future strong yielding investment property.

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ACCOMMODATION

Commercial

Ground Floor: main retail trading area leading to 2 store/office rooms and cloakroom/WC.

Residential

Ground Floor: private flat entrance with stairs rising to first floor.

First Floor: landing, kitchen/breakfast room, living room and bathroom/WC.

Second Floor: two bedrooms.

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



OUTSIDE

Small enclosed courtyard area to the front of the property.

TENURE

Freehold subject to an assured shorthold tenancy of the residential component with rents reserved of £630 per calendar month. The shop is offered with vacant possession.

EPC

Rating: Flat - E Shop - C

WHAT3WORDS

///furniture.blazing.fail

BROADBAND & MOBILE COVERAGE

Broadband: Superfast available

Mobile: Likely good outdoor. May be variable indoor.

Source: ofcom.org.uk

VIEWINGS

Please call 01395 247000 to book into one of the scheduled block appointments.

IMPORTANT INFORMATION



11 High Street
Cullompton
Devon
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After Hours: 07802 448363
E: enquiries@thornecarterandaspen.co.uk

These particulars are intended as a general guide only and do not form any part of a contract. Every effort has been made to ensure that they are fair and accurate, however, if you have any uncertainty then please contact our offices for clarification