

AN IDEAL INVESTMENT OPPORTUNITY TO ACQUIRE THIS FREEHOLD TOWN CENTRE PROPERTY COMPRISING TWO OCCUPIED COMMERCIAL UNITS, TWO ONE BEDROOM APARTMENTS, PREVIOUSLY USED AS A SUCCESSFUL HOLIDAY LET BUSINESS, ALONG WITH A THREE DOUBLE BEDROOM APARTMENT WITH ANNEXE.



93 High Street

Totnes

Devon

TQ9 5PB

**Guide Price
£795,000**

Ref: DWO02426

* A FANTASTIC OPPORTUNITY TO ACQUIRE A HOME AND INCOME IN THE CENTRE OF THIS HISTORIC TOWN * TWO FULLY OCCUPIED COMMERCIAL UNITS WITH SHARED WC FACILITIES * A SPACIOUS THREE DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH ONE BEDROOM ANNEXE * TWO SECOND FLOOR APARTMENTS SUCCESSFULLY USED AS HOLIDAY LETS FOR A NUMBER OF YEARS * SOME UPDATING AND REFURBISHMENT REQUIRED * VIEWING ADVISED TO FULL APPRECIATE THE ACCOMMODATION ON OFFER *



Offices at: Bovey Tracey, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

On the ground floor are two commercial units, currently occupied, and both with access to the rear inner hall where the shared WC facilities are located and stairs rise to the first and second floors.

On the first floor is the owners accommodation comprising large lounge, kitchen/dining room, three double bedrooms and family bathroom. There is also access to an annexe with accommodation arranged over the ground and first floor comprising double bedroom and bathroom on the first floor and the ground floor, currently undergoing renovations which will need to be completed by the new purchaser, has the potential for an open plan living room with kitchen and there are bi-fold doors opening to the private paved courtyard.

On the second floor are two one bedroom apartments both with open plan lounge/dining room, kitchen, large double bedroom, and bathroom. These have been used as successful holiday lets for a number of years.

93 High Street is freehold and connected to all mains services with gas fired central heating.

Flat 1 Council Tax band - B - South Hams District Council
EPC rating - D

EPC rating Fox & Company - C
EPC rating Pearlie Queen - B

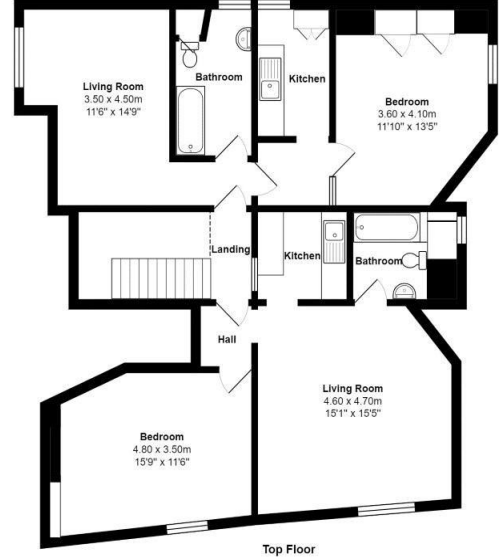
Some updating required but offers a fantastic opportunity for someone looking for a home and income in the centre of this historic town

Viewing Strictly by Appointment. Please contact us on 01803 866336 if you wish to arrange a viewing

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

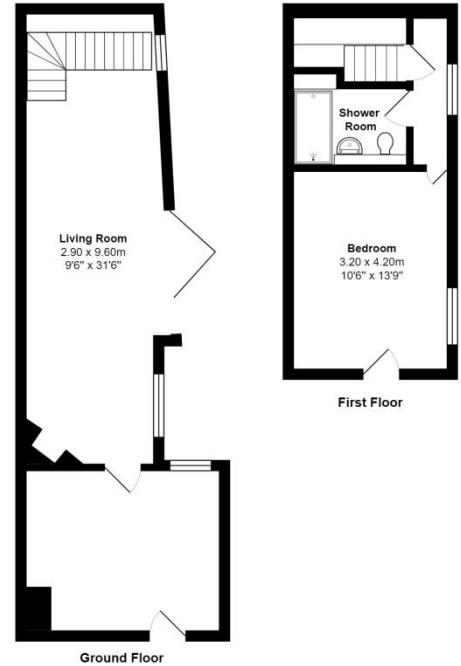
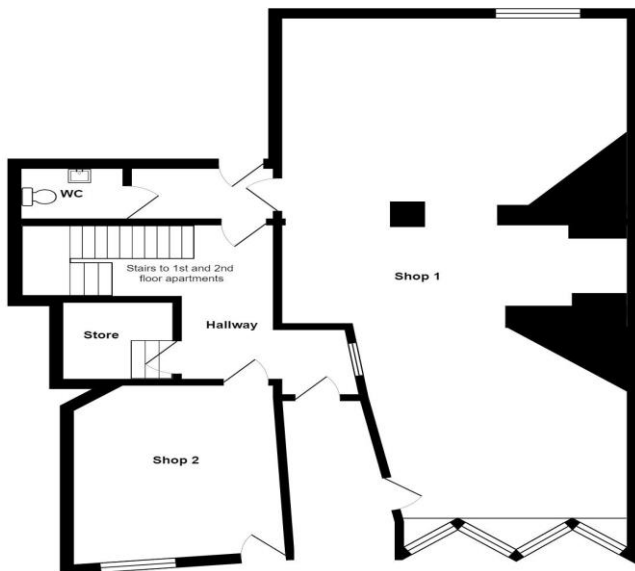
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Apartments, 93 High Street, Totnes
Total Area: 236.7 m² ... 2548 ft²

All measurements are approximate and for display purposes only



Annexe, R/o 93 High Street, Totnes
Total Area: 65.8 m² ... 708 ft²

All measurements are approximate and for display purposes only