

# fowlers

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## properties

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**1 Mill Street, Chagford , Devon TQ13 8AW**

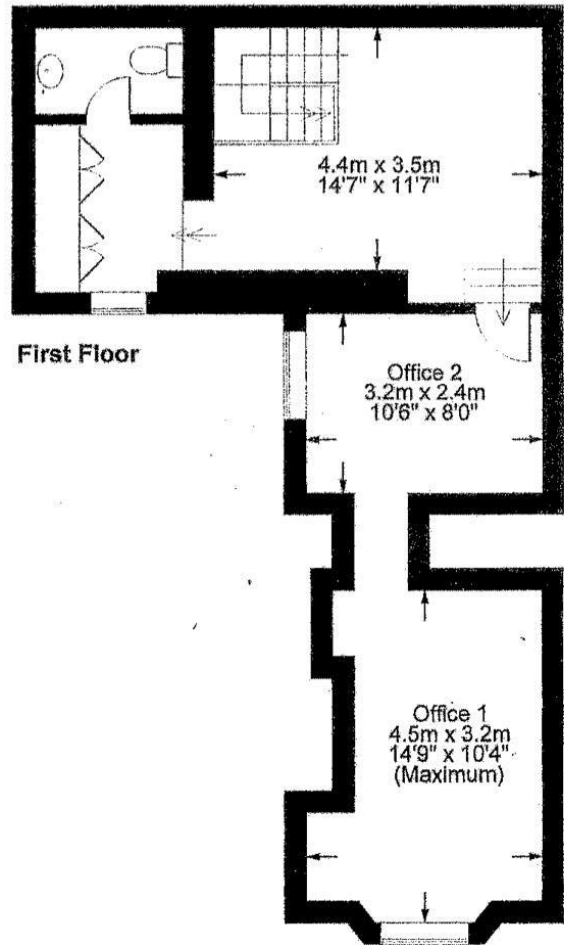
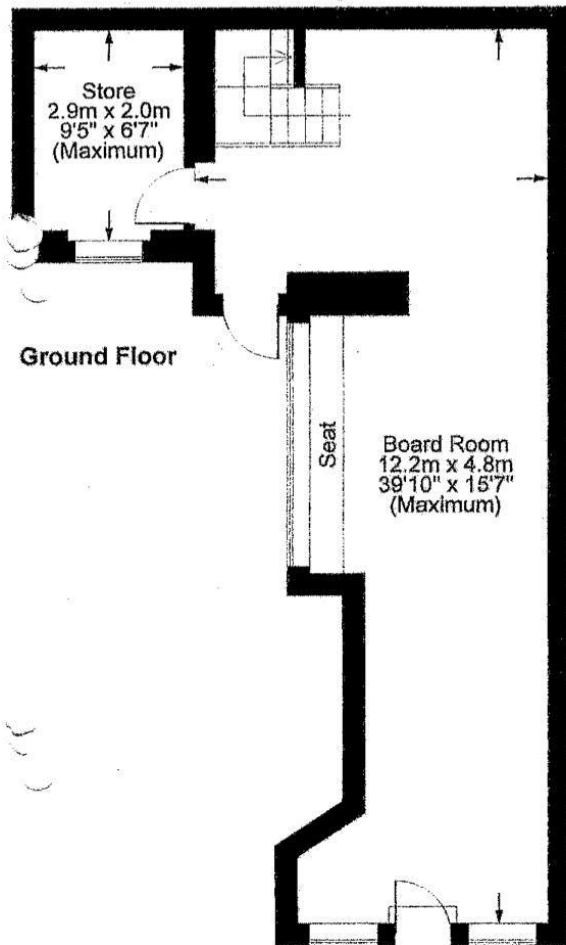
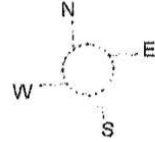
**Price : £250,000 Freehold**



- Town centre location • Freehold commercial office space •
- Very large entrance room with large double fronted display window • Built in kitchenette •
- Large bright landing • Two office rooms • Built in storage area •
- Gas fired central heating with underfloor heating on the ground floor •



Mill Street, Changford, Newton Abbot  
Approximate Gross Internal Area  
986 Sq Ft/92 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## The Property

1 Mill Street is a great opportunity to acquire a freehold commercial building in the centre of town with great access to amenities and other local businesses. The property itself comprises a large entrance room with a glazed double fronted window, a kitchenette to the rear of the property, a large landing space on the first floor, a w.c and two office spaces. The property is centrally heated throughout by a gas boiler with underfloor heating downstairs and radiators upstairs. Fowlers strongly recommend viewing this property.

## Situation

1 Mill Street is located just off the square opposite the hardware store. There is virtually immediate access to all the superb amenities on The Square and being a modest sized town, everything else is close by too. The town offers a wide variety of day to day and specialist shops, cafes, four pubs and restaurant. There are surgeries for doctor, dentist and vet, a Parish church, Roman Catholic church and chapel, a library and good sports facilities with a football and cricket pitch, a smart clubhouse pavilion, a tennis club, bowling club, skate park, children's play area and an open air swimming pool in the summertime. The A30 dual carriageway is only about 5 miles distant and Exeter is approximately 20 miles via the A30.

## Accommodation

**Entrance** 39' 10" x 10' 5" (12.13m x 3.17m) Widening to 15'7"



An obscured glass door leads into the large entrance room, which has painted wooden windows to either side and a partially exposed granite wall. The room spans the length of the property with a further sash window looking out to the side of the property, and there is a wooden window seat built beneath with openings for storage. There is a rear door at the far end of the room however this door has no access into the courtyard which is owned by the neighbouring property.

**Kitchenette** 9' 5" x 6' 7" (2.87m x 2.01m)



The kitchen has a vinyl wood effect floor and base cabinets fitted with a gloss finish, a plastic worktop with built in splash back and a stainless steel double basin with a draining board. There is plenty of space for appliances beneath the worktop. There is a large sash window and on the opposite wall there is a cupboard with the light switches and circuit breaker box.

**First floor landing** 14' 7" x 11' 7" (4.44m x 3.53m)



A large oak staircase with metal balustrades rises to the first floor which has vaulted ceilings with exposed wooden beams and two Velux windows making this a bright space perfect for a waiting area.

### Storage area 6' 9" x 5' 4" (2.06m x 1.62m)



Through an archway from the main landing is a further space with built in base cabinets spanning the length of the walls and a large sash window. The w.c is accessed from this area.

### W.C.

The w.c. has a pedestal sink with a tiled splashback behind, a low level w.c. and vinyl flooring and there is a wall mounted gas fired Worcester boiler.

### Office 2 10' 6" x 8' (3.2m x 2.44m)



This is a bright room with an obscured glass skylight and a large wooden sash window and further borrow light window from the landing area.

### Office 1 14' 9" x 10' 4" (4.49m x 3.15m)



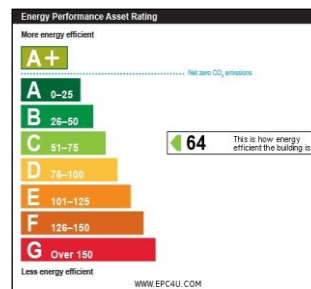
This office is front facing with a large wood sash window, there is access to the loft through a small hatch which could provide extra storage and either side of the chimney breast are two small recesses. This office is accessed via office 2 through a wooden panelled door.

### Services

Mains gas, electricity, water and drainage.

### Directions

From Fowlers walk directly across the square towards Bowdens hardware store and 1 Mill street is on the right hand side of the road directly opposite.



### Viewing by appointment only

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