



Robert Williams

SALES | LETTINGS | AUCTIONS

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Auction Guide Price

£50,000

Freehold

Hall Church, 44 Main Road

Pinhoe

Exeter

Devon

EX4 8HS

Hall Church, 44 Main Road, Pinhoe

FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 26TH OCTOBER
2022, AT HALL CHURCH

PRICE GUIDE: £50,000

Hall Church in Pinhoe, Exeter is a former church hall which more recently has
been used as a place of worship.

The situation...

Located in the centre of Pinhoe which is now a pleasant suburb of the city of Exeter, there are a handful of local shops and facilities a few metres away, and Pinhoe station is two or three minute walk with trains into Exeter and direct to London Waterloo. Buses stop fairly regularly almost outside.

Method of Sale

This is a traditional auction and contracts are exchanged on the fall of the gavel. A buyer's administration fee of £995 including VAT is payable on exchange.



Key Points

Local Authority: Exeter City Council

Council Tax Band: D

Heating: Gas Central Heating

Services: Mains

EPC Rating: N/A

- POTENTIAL FOR COMMERCIAL OR OTHER USE
- SCOPE FOR MODERNISATION AND IMPROVEMENT
- ATTRACTIVE BUILDING
- EX4 8HS

The Property...

Originally the village school and believed to have been built around 1850, this stone building (with possibly some cob) is externally rendered and has been used as an Anglican place of worship in more recent years, hence its name of Hall Church rather than Church Hall. Approximately 93 square metres, (1,000 sq ft) it comprises one substantial room with kitchen and WC leading off, and it features attractive gothic arched windows with leaded lights and dado rails.

There are a number of potential uses for a buyer, subject to planning consent, possibly as an office for a small professional business or community use. It should be noted that this property does not have any garden or parking area which makes it unsuitable for use as a residential dwelling, and that there is fairly extensive damp in the building. There is a gas central heating system in place, and we understand that there are relatively recent gas and electric certificates, but we make no representation that the system is in working order.



Time to find out more...

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44 Main Road

Approximate Gross Internal Area = 74.8 sq m / 805 sq ft

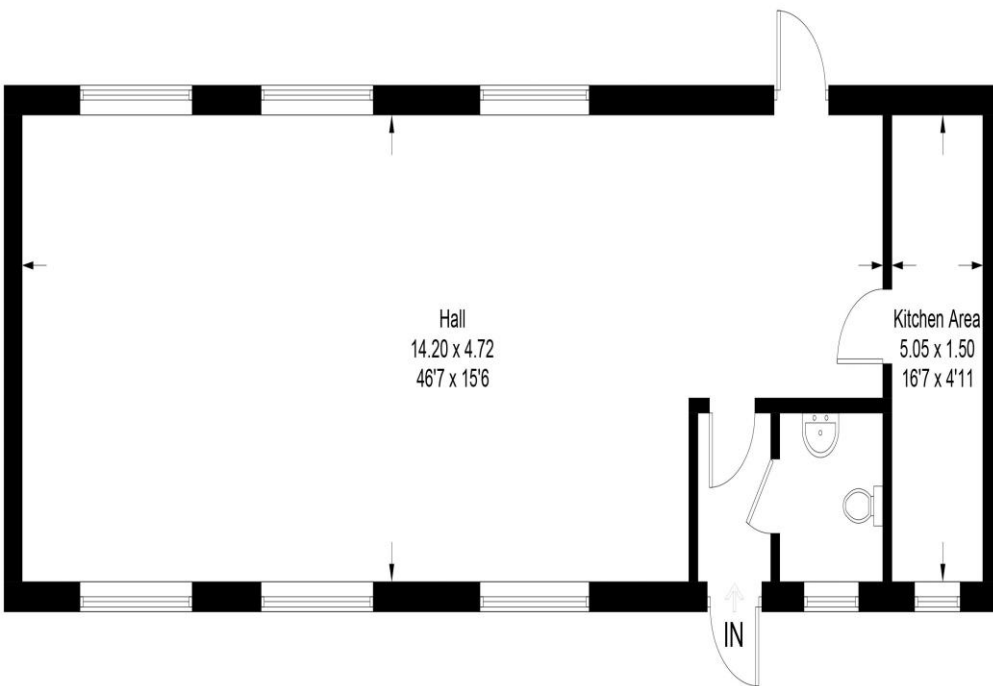


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID880674)



Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.