

Kingsbridge Office: 01548 852352

16 Fore Street - Kingsbridge

£339,950

Bedrooms: 6

Bathrooms: 2

Garden

An impressive freehold double fronted Grade II Listed retail shop with spacious residential accommodation over, together with a large stone walled rear garden.

Located in the very best trading area of this busy Market Town and with a high footfall. With full vacant possession this property provides a blank canvas for any new owner to create tailor made retail/restaurant/commercial property with extensive and adjustable accommodation on the first, second and third floors.

The property is mid-terrace with a dressed stone elevation under a slate roof.

The accommodation provides:

Ground Floor

The shop has two distinct but intercommunicating halves the sizes of which are **Front Zone A, 28' x 15'7" 436 SQFT. Right hand side. Middle sectioning 14'11" x 7'9" = 116 SQFT. Rear Section 18'3" x 6'4" = 115 SQFT. Left hand side middle section 14'5" x 11' = 158 SQFT. Rear section 49' x 13'6" = 661 SQFT. In total some 1,486 SQFT.**

Central Inner Hall

with lovely flagstone flooring and a large under stairs storage cupboard.

First Floor

Bathroom (on half-landing)

with basin, bath and WC.

Landing

Sitting Room - First Floor

16'3" x 14'2", a lovely room with two windows, two period curved back inset ornamental

recesses. Tiled fireplace.

Bedroom - First Floor

14'4" x 12'3", with two recessed cupboards.

Bedroom - First Floor

14'6" x 7'10", with window seat.

Bedroom - First Floor

14'5" x 11'10", with window seat and fireplace.

Second Floor

Half-landing

with **Shower Room**, with basin and WC.

Landing

Bedroom - Second Floor

14'6" x 12'4", with a cast iron Victorian fireplace, two recessed cupboard and a pleasant westerly aspect.

Bedroom - Second Floor

14'6" x 12'7", with a window seat, two recessed cupboards and a Victorian cast iron fireplace.

Bedroom - Second Floor

14'10" x 8'3", with two recessed cupboards and a pleasant westerly aspect.

Kitchen/Dining Room - Second Floor

14'7" x 16'6", with two windows and window seats. Fitted electric oven and ceramic hob. Inset stainless steel sink, range of cupboards and wall cupboards.

Third Floor

Large Attic Room - Third Floor

approx 29'10" x 17', and a ceiling height of 6'6".

Outside

Rear garden in two areas a **lower level lawn** close to the building of **approx 26' x 17'** with a old stone former 'Privy'.

A slightly **Higher Level Lawned Area of approx 90' x 30' average**, with a secure pedestrian access to Western Backway.

Business Rates (Ground Floor Only)

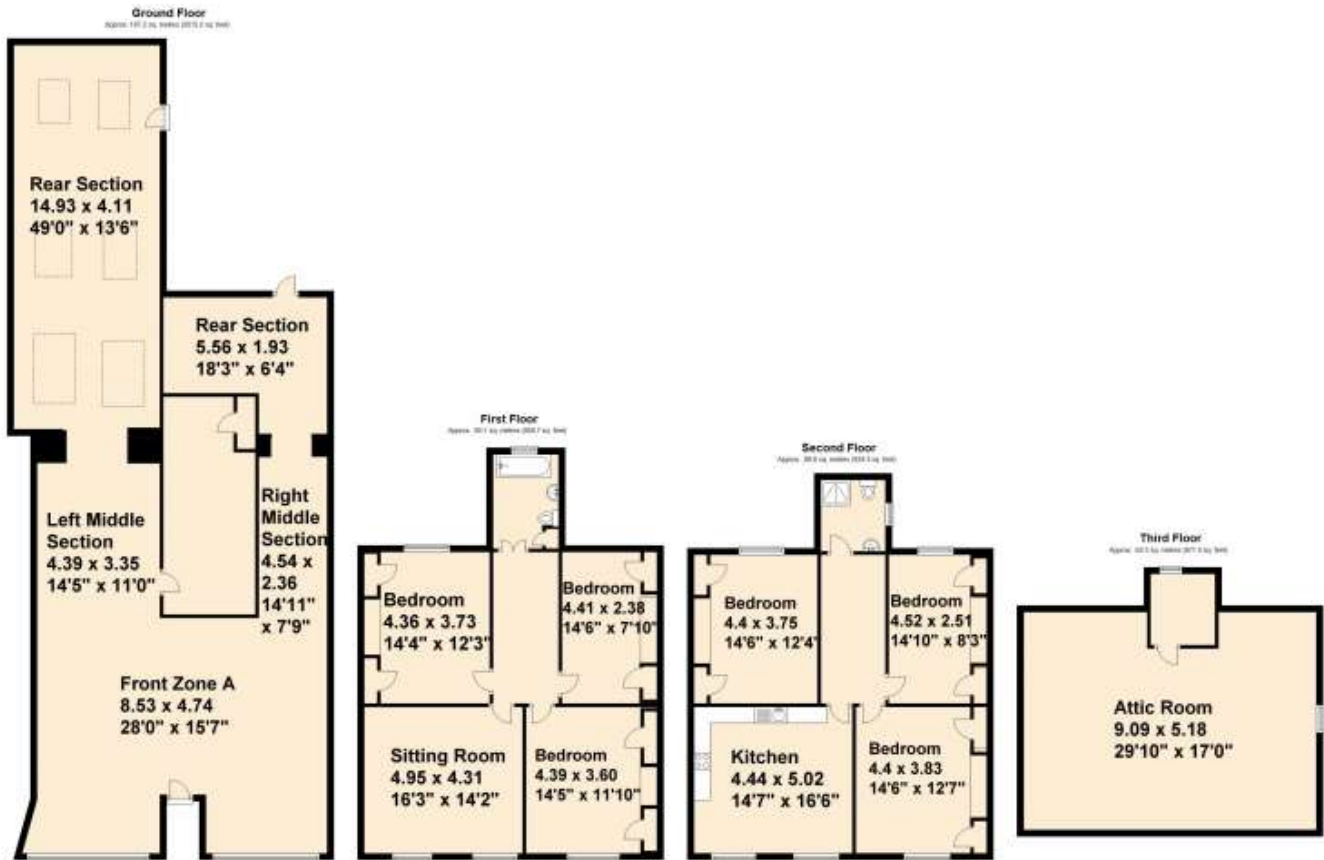
Current rateable value £21,000.

Photos





Floor Plans



Total area: approx. 425.4 sq. metres (4570.1 sq. feet)