



**BRIGHTS**  
ESTATE AGENTS



**CHANTERS HOUSE, HUBBASTONE ROAD, APPLIEDORE. EX39 1LZ  
GUIDE £90,000**

An attached 2 storey building (approx. 79 sq m - 850 sq ft) recently used as offices set at the southern end of Appledore village a 1/4 mile or so from the quayside and residential centre.



[brightsofbideford.co.uk](http://brightsofbideford.co.uk)  
[info@brightsofbideford.co.uk](mailto:info@brightsofbideford.co.uk)  
01237 473241



**BRIGHTS**  
ESTATE AGENTS



[brightsofbideford.co.uk](http://brightsofbideford.co.uk)  
[info@brightsofbideford.co.uk](mailto:info@brightsofbideford.co.uk)  
01237 473241



Formerly a workshop/store which following fire damage was renovated in the early 1990's and thereafter used for many years as Funeral Directors offices with Chapel of Rest.

More recently used as offices.

Having pavement frontage with pedestrian entrance from Hubbastone Road and a gable end elevation siding into a neighbours car parking area through which there is another ground floor pedestrian entrance with established rights to pass on foot.

The building is in part natural stone faced with brick quoins, part cement rendered with brick piers and buttresses. uPVC Double glazed windows and entrance doors plus 3 velux style roof lights all beneath a dual pitched covered roof with clay ridge tiles.

2 Gable end windows overlook an open part of the adjacent ship yard and beyond to the river Torridge.

**SERVICES:** Mains electricity and water. Drainage - we understand that this property and others in the vicinity currently discharge waste water into the river although Sewage Charges do still apply. General binding rules apply to such properties.

Apparently the Gov.uk Guide for the generally binding rules relating to small sewerage discharge to Surface Water in this instance to the river/coastal water is compliant.

Please refer to the Gov.uk Guidance 'General Binding Rules; small sewage discharge to a surface water'

<https://www.gov.uk/government/publications/small-sewerage-discharges-in-england-the-general-binding-rules>.

**BUSINESS RATES:** Previously the Valuation Office Website and 2010 Rating List stated that with effect 1st April 2010 the property described as 'store and premises' had a rateable value of £3,200.

This was deleted with effect 1st April 2013 it is presumed because of the occupiers Charitable Status.

**TENURE:** Freehold (this has not been checked nor have we had site of any title deeds or documents).

**DIRECTIONS TO FIND:** Upon reaching Appledore along Churchill Way take the turning right before the Marshford Football Ground into Bidna Road as towards Appledore Shipyard. At the bottom of the hill it connects with Hubbastone Road where Chanters House will be seen on the right hand side.

**ACCOMMODATION:** (All measurements are approximate).

**GROUND FLOOR:** 7.41m x 5.08m widening to 5.16m (max) incorporating an entrance hall and an open 'U' shaped working space including sink unit, cold tap and electric hot water heater. Storage fitments and electric cooker point.

**CLOAKROOM:** With low level WC and china pedestal wash basin.

**FIRST FLOOR:** Staircase from lower hall to landing with pine balustrade gallery, uPVC double glazed window and velux roof light in all approx. 4.4m x 2.6m (14'5" x 8'6").

**OFFICE ROOM 1:** 4.45m x 2.71m (14'7" x 8'10"). 1 Velux roof light and obscure glazed screen to the landing partition.

**OFFICE ROOM 2:** 5.37m x 2.84m (17'7" x 9'3"). 2 Velux style roof lights and 2 large gable end uPVC double glazed windows with views across the adjacent open yard area to the river Torridge.

There is no external space. Limited unrestricted street parking.

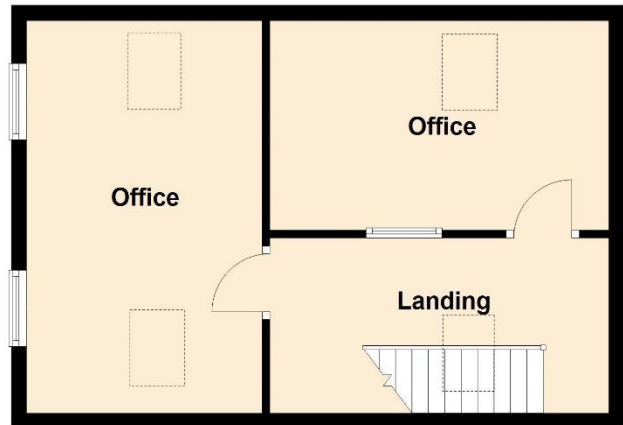
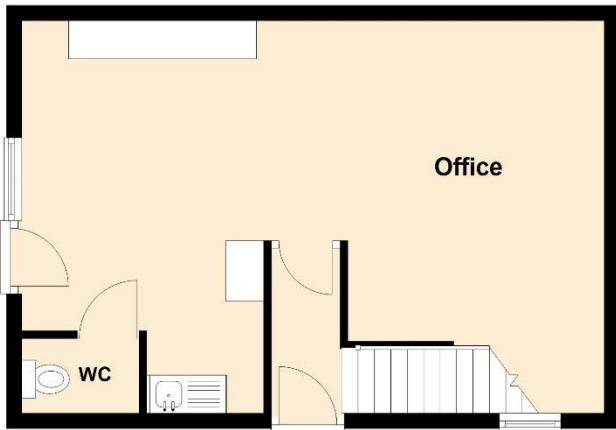


### Ground Floor

Approx. 39.5 sq. metres (425.0 sq. feet)

### First Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



**NOT TO SCALE – FOR IDENTIFICATION ONLY**

#### CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 -

The 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. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract.

Applicants should verify details by personal examination and enquiry.

**ANTI MONEY LAUNDERING REGULATIONS** - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

