



Barnstaple

NANCEKIVELL&CO



## 9 Litchdon Street, Barnstaple, Devon, EX32 8ND

OFFERS IN EXCESS OF £300,000

- Grade II listed building.
- Three residential properties.
- Two commercial lock-up shops.
- One of the oldest streets in Barnstaple.
- Good fully let income potential.
- Close to the centre of Barnstaple.
- Ample car parking nearby.
- For sale by tender.



A GRADE II LISTED BUILDING SUBDIVIDED INTO 3 FLATS WITH REAR GARDEN AND 2 LOCK UP SHOPS WITH A STORAGE AREA WHICH COULD PRODUCE A REASONABLE INCOME ALL SET IN ONE OF THE OLDEST PARTS OF BARNSTAPLE IN THE HEART OF NORTH DEVON. FOR SALE BY TENDER.

#### **THE PROPERTY**

9 Litchdon Street is a Grade II listed building set in one of the oldest streets in the ancient market town of Barnstaple. The property has a mixed use configuration as per the attached floor plans showing three separate one bedroomed flats and two commercial letting units together with courtyard and rear garden area. The property is vacant and would make an estimated return of between £2,000-£2,500 per calendar month fully let. Barnstaple is a busy regional centre and this property sits just off the central square.

#### **VIEWING**

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

#### **TENDER DATE**

The property will be offered for sale by Tender on a date to be announced, unless sold prior.

#### **DIRECTIONS**

From Barnstaple Square, walk up Litchdon Street past the rear of the Imperial Hotel and the property will be found on the left-hand side after a short distance.

#### **FLOOR PLANS**

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

#### **LOCAL AUTHORITY**

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711.  
<http://www.northdevon.gov.uk>

#### **LISTED BUILDING**

The property is grade II listed, further information can be found via the following link.  
<https://historicengland.org.uk/listing/the-list/list-entry/1385200>

#### **SERVICES**

Mains electricity, mains water supply, mains drainage.

#### **TENURE**

The property is freehold and will be offered for sale with vacant possession.

#### **IMPORTANT NOTICE**





Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





# Litchdon Street, Barnstaple, EX32

Approximate Area = 2565 sq ft / 238.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2021. Produced for Nancekivell & Co. REF: 751075

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.