



62 Fore Street is situated in the perfect retail location in the town's prime shopping area. This is an unusual chance to obtain premises of this size in Topsham which could be split into two separate retail units. The retail areas benefit from a good sized cellar, WC and kitchen.

Over the shop and accessed from the rear is a large and charming maisonette over two floors with a kitchen, bathroom, 2 bedrooms and a large reception room, period beams and large inglenook fireplace. The maisonette also benefits from a small courtyard and parking space.

Fore Street
Topsham £435,000

East of **EXE**

Fore Street Topsham £435,000

Retail Area

Two separate areas with wooden flooring, feature fireplaces, double doors to Topsham High street, door to small walk in store room and WC, further door to Kitchen and stairs to Basement. Gas central heating.

The Flat

The flat is accessed by external stairs which lead to the kitchen with a range of units and a gas boiler for central heating. Door leading to a hallway/landing with inner hallway to an airing cupboard and:-

Bathroom

Suite with WC, wash hand basin and bath with shower over.

Bedroom 1

Window overlooking fore street with feature fireplace.

Bedroom 2

Window overlooking fore street, storage cupboard and feature fireplace.

Living Room

Stairs to second floor living area with some areas of restricted head height and access. Living room is open plan with exposed beams and a fireplace with split level floors.

Outside

Small courtyard outside space with external staircase leading to the apartment.

Parking

There is a single parking space to the rear of the building and accessed via the small courtyard.

NB

There is an internal staircase to the flat, accessed via the shop which is currently blocked off, but could be reinstated.



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East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.