



Garage and Forecourt, Passmore Road

Bradninch, Exeter EX5 4QT

Garage for sale with forecourt in the popular village of Bradninch

DESCRIPTION:

A rare opportunity to purchase garaging in this popular village location, with ample off-road parking to the front of the garage.

DIRECTIONS:

From Cullompton, upon entering Bradninch, continue through the village and bear left into West End Road. Continue along West End Road until Passmore Road can be found on your right hand side. Enter Passmore Road and the garage and forecourt can be found on your right hand side as seen by our For Sale board.

SITUATION:

Bradninch is a most popular Duchy town that provides many local services and amenities including post office, sport and recreational activities, primary school, shop and public houses. A regular bus service runs throughout the day and evening. The larger town of Cullompton with connections to the M5 motorway is approximately three miles distance which provides further services including supermarkets, sports centre and farmers markets. The cathedral city of Exeter is approximately 9 miles distant.

Garage & Forecourt
Passmore Road
Bradninch, Exeter
EX5 4QT

GENERAL REMARKS AND STIPULATION

Tenure: FREEHOLD

Price: £35,000

MEASUREMENTS:

(All measurements approximate)

Garage: 19'8 x 15'9

Storage Building: 7'10 x 5'10

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared March 2014.

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

**WILKIE MAY
& TUCKWOOD**



Tel: 01884 38832

Golds Place, Cullompton, Devon, EX15 1AA

Website: www.wilkie.co.uk

Email: cullompton@wilkie.co.uk