

Established



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Rock House, Chagford TQ13 8AX. Tel 01647 432277. email: chagford@rendells.co.uk

REF: DRC0587

**BRIDESMERE HOUSE
CLIFFORD BARTON
DREWSTEIGNTON, EXETER**

**Prestige Business Premises In The Peaceful Devon Countryside. Exeter And M5
Approx 13 Miles**



**Office Available Approx 238 Sq Ft.
Landscaped Parking,
Access To Woodland Walk And Lake.**

£3,200 per annum

This letting offers a rare opportunity to acquire a quality business premise in superb rural surroundings yet within easy access of Exeter and the motorway network. The A30 dual carriageway is about three miles away at Cheriton Bishop with Exeter city centre about 14 miles away and the Flybe regional hub at Exeter Airport some seven miles further on. Nearer to hand, both Chagford and Moretonhampstead are about 5 miles away to the west and Dunsford about two miles away.

Bridesmere House at Clifford Barton is a recent barn conversion carried out and finished to a very high standard mixing traditional materials with up to date technology.

Entrance Lobby with wide wooden staircase to landing and to:

Office 17'3" x 14'7" (5.26m x 4.44m)

Exposed ceiling timbers, modern double glazed window in natural wood frame, Velux window, wall mounted Dimplex electric heater, 8 overhead adjustable spotlights, 4 floor mounted data hubs for power, phone and data access connections. Fitted carpets. Additional under-roof storage area.

Service area

Kitchen area with stainless steel sink, built in cupboard under and worktop space, two double power points.

Separate w.c. with wash handbasin.

These facilities may be shared if the conference room is being used.

Outside To the rear of the offices lies the landscaped car park with a grassed area for relaxation. From the car park there is a wooded track leading to a lake with access for tenants.

Rent: £3,200 p.a. plus electricity and a small service charge.

Note: Broadband is available through a BT land line.

Across the landing there is a conference room available for separate hire on an occasional basis if required:

Conference Room 29'4 x 14'8 (8.94m x 4.47m)

Available to use for large meetings, conferences, training etc. This room is also used by the other tenants and the owners so needs to be booked in advance for a fee that is negotiable.

Outside

As befits the location in the parish of Drewsteignton and close to the River Teign, the setting is very rural.

Leaseholders can enjoy access to the grounds of the nearby house and a wooded path leads down to a lake. At the rear of the building there is a grassed area for relaxation plus a generous car park for the use of tenants and their clients.

VIEWING: By telephone appointment through Rendells Estate Agents, Tel: 01647 432277

THE PROPERTY MISDESCRIPTIONS ACT 1991

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 the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

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