



**Ridgewater**  
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**Block of flats for Sale in Investment/Redevelopment Opportunity, Torquay**  
Guide Price £320,000



# FLOOR PLAN



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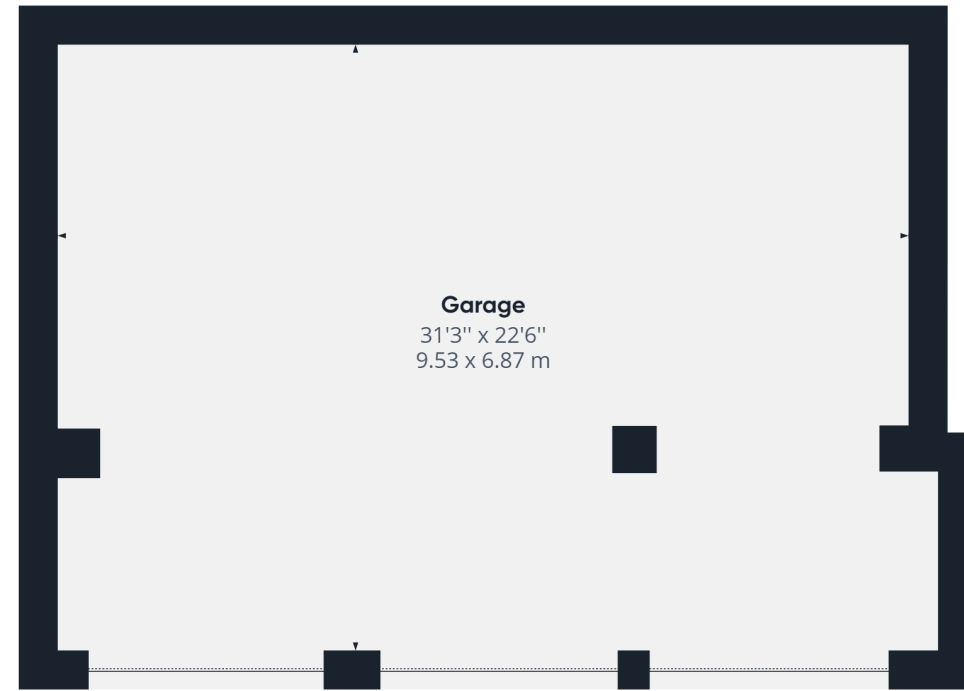


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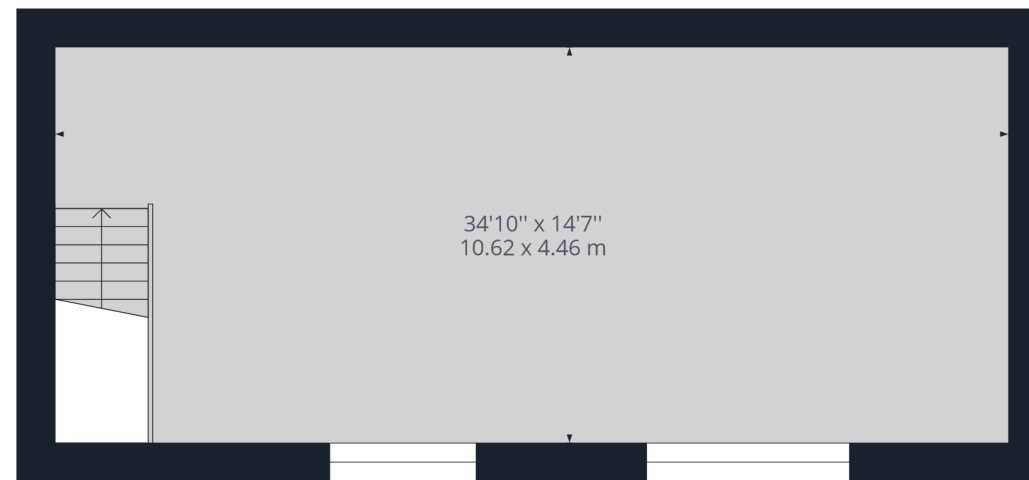




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Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

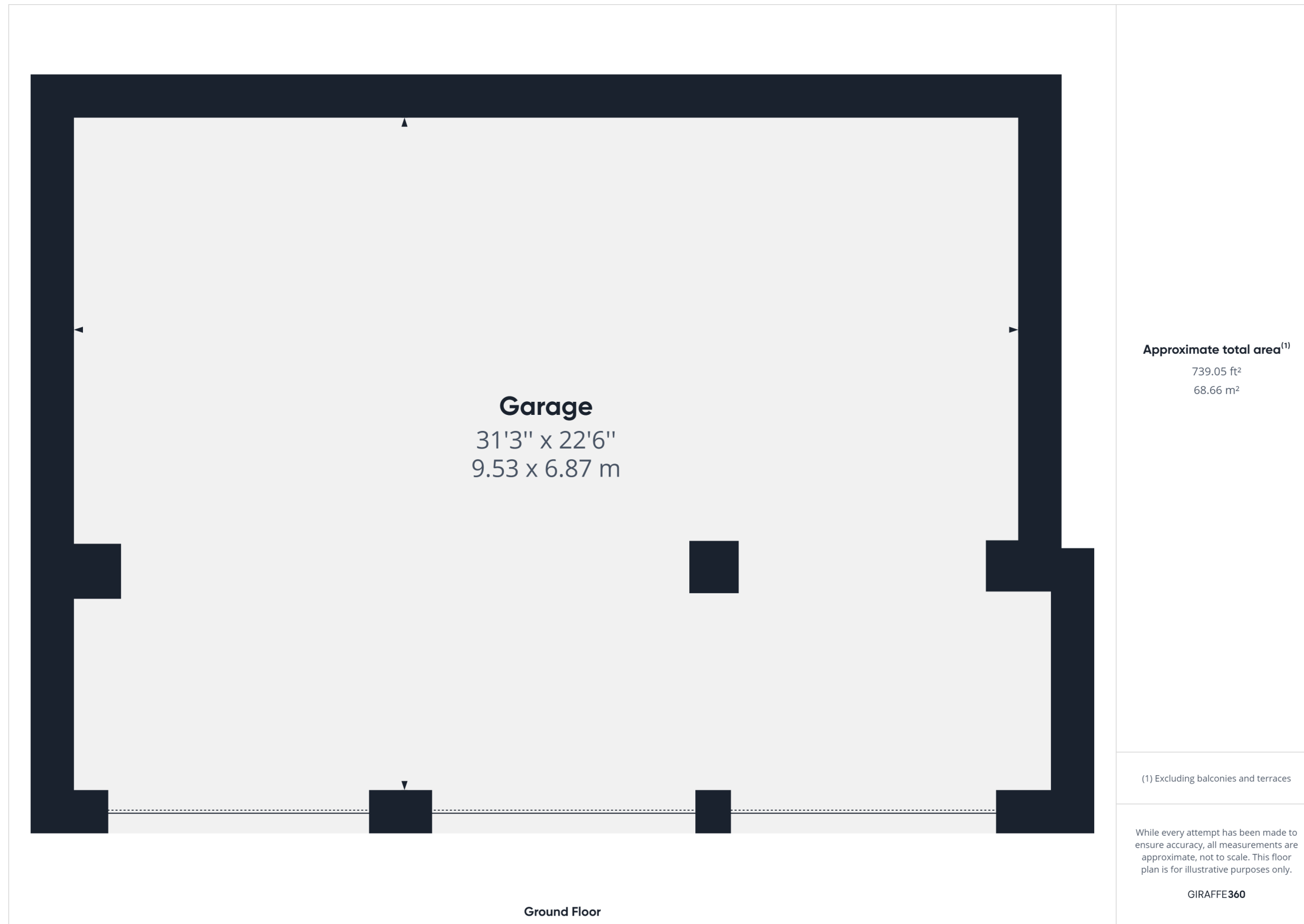
1224.79 ft<sup>2</sup>  
113.79 m<sup>2</sup>

(1) Excluding balconies and terraces

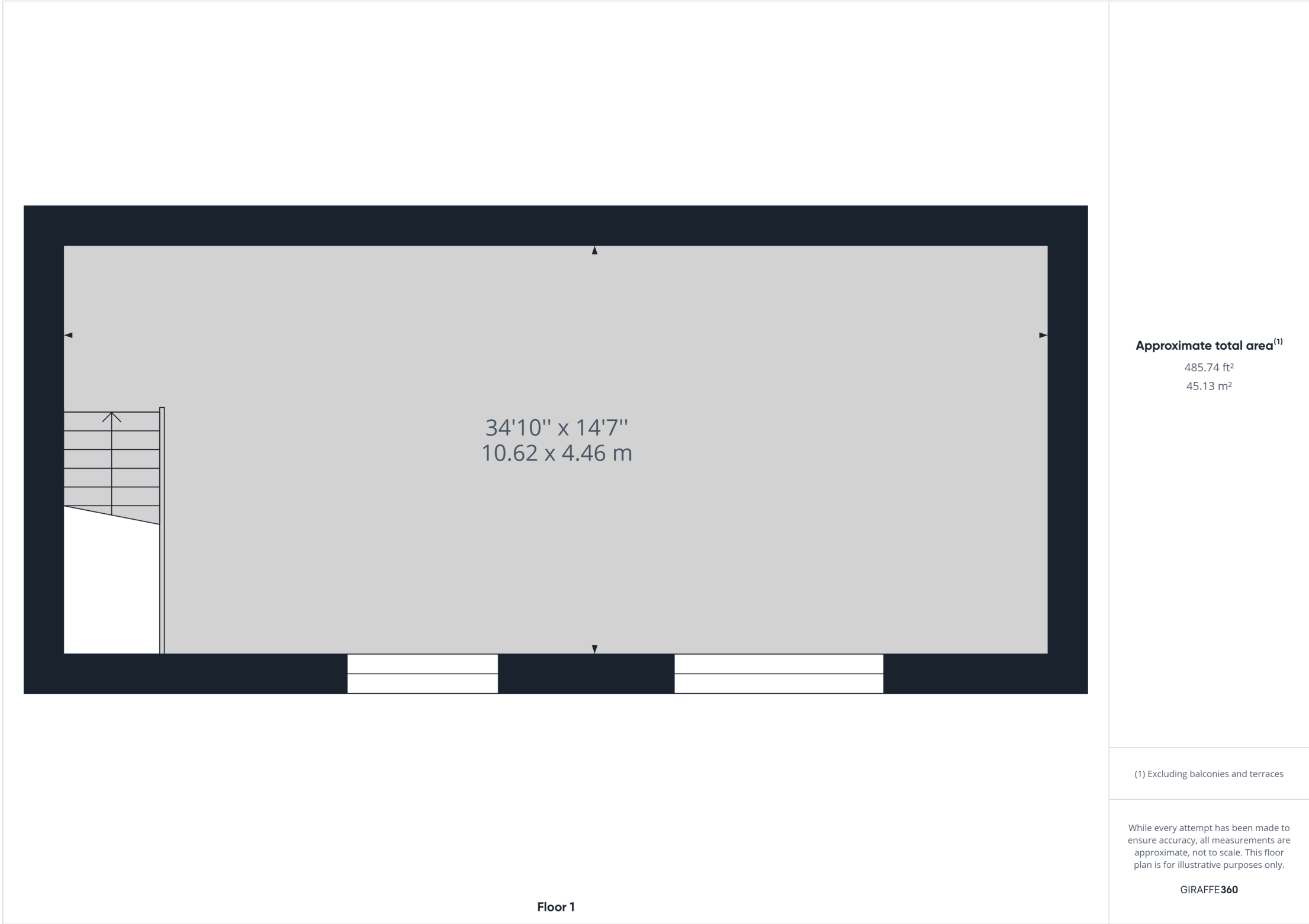
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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## DESCRIPTION

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A large semi detached property currently arranged as a commercial premises on the ground floor, a spacious two bedroom flat on the first floor and a large cellar/basement area, together with a separate two storey outbuilding to the rear previously used for garaging with a large first floor area above.

The ground floor of the main house house previously been used as an undertakers offices and premises and offers scope for continued commercial use or possible re-development into residential use, subject to obtaining any necessary planning consents. The current owners have drawn up plans for conversion into two flats but have not submitted a formal planning application.

The first floor of the property is a large two bedroom flat currently let on an assured shorthold tenancy. On the lower floor is a large basement/cellar with limited head

height running under the full length of the building.

To the rear of the property is the separate two storey building previously used for garaging on the ground floor with a large first floor area. This again has scope for development into residential use possibly retaining the garaging on the ground floor with a flat above or possibly developing into two residential flats, subject to obtaining any necessary planning consents. The current owners have drawn up plans for conversion but have not submitted a formal planning application.

There are parking areas to both the front and rear of the property.

The plans that the owners have drawn up are available to view upon request.



# PHOTOS







#### **Paignton Office**

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