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01803 897321



Gargan & Hart

Estate Agents



Burridge Road | Torquay | TQ2 6HG

OIEO £650,000

Experienced Estate Agents working for you.

LOCATION

The property is located in the well established residential area of Chelston, within walking distance of local shops and facilities in nearby Old Mill Road and Walnut Road; with highly regarded primary and secondary schools also within easy reach. Torquay town centre and bustling seafront promenade, with its array of shops, restaurants and theatre, are also close by, together with the picturesque village of Cockington, renowned for its country park and woodland walks.

ADDITIONAL INFORMATION

Tenure – Freehold

Local Authority – Torbay Council

EPC – Apartment 1: G, Apartment 2: F, Apartment 3: E, Apartment 4: G, Apartment 5/Main House: F

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

On entering Torquay, via Newton Road, continue some distance before turning right at the traffic lights next to Torre Station, into Avenue Road. Proceed to the next set of traffic lights and turn right into Old Mill Road. Continue under the bridge and between the parade of shops before turning right into Ashfield Road. A short distance along turn left into Marcombe Road and immediately left again into Ruckamore Road. Proceed to the top of Ruckamore road and turn left onto Burridge Road. where the property will be seen to the right hand side.





A fantastic investment opportunity has arisen to acquire this majestic detached Victorian Villa. Previously a self-catering holiday let business, this property offers enormous versatility as a home with income, conversion into separate dwellings or potential to revert to a very spacious family home. The property sits on a sizeable plot with stunning sea views, sweeping driveway with parking for several vehicles and gardens to the front and rear. The accommodation is in need of complete refurbishment and is currently arranged into several self contained units, with scope for more if required. The property also benefits from a large loft and basement area.



SERVICES & REFERRAL FEES: Gargan & Hart Estate Agents refer buyers and vendor clients to **L&C Mortgages**. Should you decide to use this service, we will receive a fee based on 25% of the fee that L&C Mortgages earn from the lender/insurance provider. Our average fee earned would typically be £200. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase.

These particulars are believed to be accurate, but should not be relied upon as statements of fact, and intending purchasers should satisfy themselves as to their accuracy. We have not carried out a structural survey. We have not tested the various services, appliances or equipment. If floorplans are included, they are for guidance and illustration purposes only and are not to scale. The identification of a property and boundaries within aerial photographs are approximate.

Torbay Office: 23 Old Mill Road, Chelston, Torquay, Devon TQ2 6AU