



WILLIAMS HEDGE

ESTATE AGENTS



Orient Road, Preston, Paignton

£249,950

***** INVESTORS ONLY *****



12 Orient Road, Preston, Paignton, Devon TQ3 2PB

A unique opportunity to acquire this semi-detached house currently split into two one bedroom apartments | Tenants in situ | The property offers potential to extend to the rear or into the loft with planning permission already granted | Further possibilities to convert the three garages to separate accommodation for additional income | Current accommodation offers ground floor flat with entrance, one bedroom, kitchen, lounge and bathroom | First floor flat offers one bedroom, lounge, kitchen and bathroom | Externally the property offers off road parking to the front | Driveway to the side | Rear garden | Three garages to the rear | Plans offer the potential to convert the first floor to a two bedroom maisonette with sea views | Ground have plans and drawings for a single storey extension | Further plans and drawings to convert the garages to a separate dwelling/annexe | For further information please call 01803 554322

We are pleased to present this property to the investor market with tenants in situ. A unique opportunity to purchase a property offering lots of potential with planning permission already granted. Situated in the very popular area of level Preston within walking distance to the sea front, the property is currently arranged as two separate flats with tenants in situ. Accommodation for the ground floor apartment comprises, entrance, bedroom, bathroom and kitchen. The first floor apartment comprises kitchen, bedroom, bathroom and lounge. Externally the property currently offers parking to the front, driveway to the side, level rear garden and three garages detached from the main property.

Developers/investors will have the opportunity to extend into the roof making the first floor apartment into a first floor two bedroom maisonette with sea views and still retaining a ground floor apartment. In addition to this there is also the possibility of altering the rear as a single storey extension creating a larger ground floor apartment and converting the garages into a completely separate dwelling with bedroom, lounge, bathroom and kitchen perfect for air bnb or holiday let (subject to necessary consents). For further information please contact our office on 01803 554322. With some creative thinking this property could be transformed into a large two bedroom maisonette, one bedroom ground floor apartment and detached one bedroom property to the rear still retaining parking and garden. Planning application number is P/2022/0298

AGENTS NOTE:-

1. Vendor is selling and not continuing with this project due to a change in personal circumstances.
2. Tenants will remain in situ as the vendor has maintained a long standing relationship spanning approximately 20 years
3. Planning permission has been paid for and is in place. For further information contact this office or go to the Torbay planning website.
4. Please view the video online before arranging a viewing.
5. Cash buyers only



Zoopla!

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