



Connells

Fore Street  
Barton Torquay





## Property Description

An opportunity has arisen for a home and income in the popular residential area of Barton. On the ground floor is a fully functional hair and beauty salon complete with all fittings and a spacious 3 bedroom fully furnished maisonette above. The property benefits from solar panels, off road parking, a very large garage with high sloping roof and garden with a useful utility/storeroom. Can easily be converted to 2 separate living accommodation or a 5 bedroomed family home in this convenient location subject to local authority approval.

## LOCATION AND AREA:

Torquay originated as a Victorian spa, later becoming a much loved tourist destination with its long sandy beach at Tor Abbey and more secluded beaches at Meadfoot, Babbacombe and Oddicombe; Torbay is often referred to as the English Riviera. Torquay Harbour and Marina are situated at the bottom end of the town, just a short walk from Tor Abbey Sands and offers a range of shops, cafes and restaurants; many of whom serve fresh local seafood and locally sourced produce.

By Train: The main railway station at Torquay is located near the seafront and has direct services to London Paddington, Birmingham and Bristol.

By Air: Exeter Airport is just 26 miles away offering both International and UK flights throughout the year.

Regional Cities and Places of Interest: The City of Exeter is approximately 25 miles away and the historic naval City of Plymouth 32 miles. Dartmoor National Park is approximately 15 miles away.

## Entrance

Double glazed door to side, stairs rising to 1st floor, radiator and connecting door to salon.

## 1st Floor Landing

Stairs to 2nd floor, double glazed window to side, radiator and doors to;

## Lounge/Diner

18' 11" x 10' 5" max ( 5.77m x 3.17m max )

Double glazed window to front, shelving to one side of chimney breast, radiator.

## Kitchen

12' 10" max x 5' 10" max ( 3.91m max x 1.78m max )

Fitted with a modern matching range of wall and base units and drawers with roll edge work surface over, 1.5 bowl stainless steel sink unit with mixer tap, gas cooker point, space for fridge/freezer, double glazed window to front and radiator.

## Bedroom 1

15' 5" max x 10' 5" max ( 4.70m max x 3.17m max )

Double glazed window to rear and radiator.

## Bathroom

Fitted with a matching 3 piece suite comprising of: Panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin with mixer tap. Storage cupboard, double glazed window to rear. Radiator and tiled walls.

## 2nd Floor Landing

Double glazed window to side, doors to;

### Bedroom 2

15' 9" x 9' 1" max ( 4.80m x 2.77m max )

Some limited head height with sloping ceiling. Double glazed window to front, fitted wardrobe, radiator. Access to eaves storage.

### Bedroom 3

11' 2" x 8' max ( 3.40m x 2.44m max )

Double glazed window to rear, fitted wardrobe and radiator.

### Shower Room

Fitted with a matching 3 piece suite comprising of: Shower cubicle with mains shower, low level WC and pedestal wash hand basin. Double glazed window to rear, tiled walls and extractor fan.

### Hair & Beauty Salon

26' 6" max x 16' 5" max ( 8.08m max x 5.00m max )

Sold as seen with 2 manicure stations, 2 hair styling stations, hair washing station and pedicure chair with foot bath. Double glazed windows and electric heating. Doors to:

### Beauty Treatment Room

13' 9" x 6' 2" max ( 4.19m x 1.88m max )

Hydraulic bed and equipment

### Utility Room

7' x 6' ( 2.13m x 1.83m )

Roll edge work surface with cupboard below. Single bowl stainless steel sink unit with cold water supply. Space for washing machine. Double glazed window and door to rear, connecting door to maisonette and door to:

### Cloakroom

Fitted with a modern matching 2 piece white suite comprising of: Low level WC and wall mounted wash hand basin with mixer tap. Extractor fan.

## Outside

To the side of the property is off road parking for 2 cars. A door gives access to the garden (over which the neighbours have right of access). The garden is mainly laid to lawn with a paved patio and flower bed border. Greenhouse.

### Store Room/Utility

14' 4" x 7' 10" ( 4.37m x 2.39m )

Overall measurements. Double glazed windows, roll edge work surface with inset single bowl stainless steel sink unit with mixer tap. Space for tumble dryer, power and lighting.

### Garage

25' 7" x 10' 3" ( 7.80m x 3.12m )

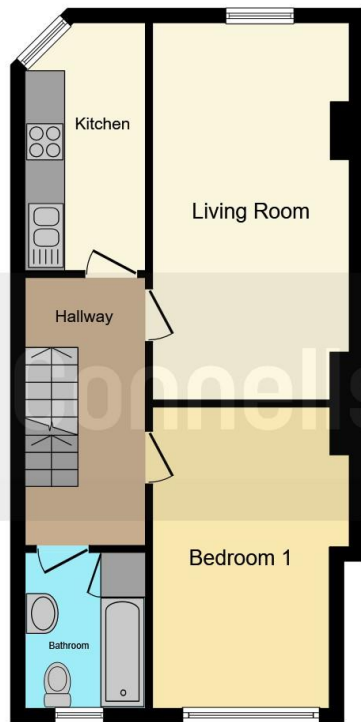
High level sloping roof. Double glazed windows and electric roller door. Power and lighting, Solar panel system with the solar panels being located on the garage roof.



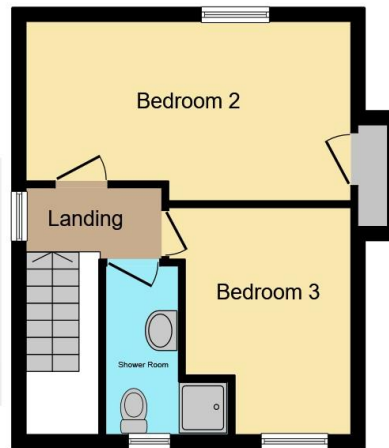




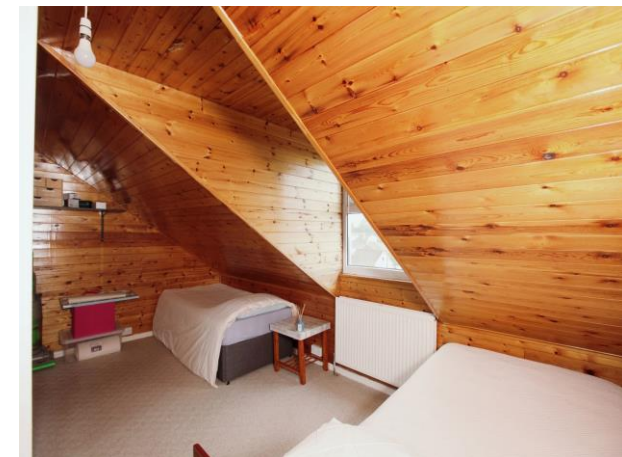
**Ground Floor**



**First Floor**



**Second Floor**



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**T 01803 213 641**  
**E [torquay@connells.co.uk](mailto:torquay@connells.co.uk)**

115 Union Street  
 TORQUAY TQ1 3DW

**EPC Rating: B**

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Tenure: Freehold



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