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Building plots 1 and 2





Torrington Walking distance, Bideford 7 miles, Westward Ho!/beach 10 miles, Barnstaple/A361 13 miles. Exeter 35 miles.

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**A freehold development site with full planning permission for two semi-detached houses within walking distance of all amenities.**

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- Freehold
- Services already onsite
- 2 semi-detached dwellings
- Close to Torrington amenities
- Established residential location
- Good views
- Off-road parking and gardens
- Groundwork partially done

**Guide Price £180,000**

### SITUATION

The site is set within an established residential cul-de-sac within walking distance of Great Torrington which is surrounded on three sides by 'The Commons', over 360 acres of common ground, ideal for walking and nature. The town itself has an excellent range of amenities including a bank, butchers, bakeries, post office, various shops, pubs and restaurants, a swimming pool, nine-hole golf course, places of worship, primary and secondary school and two supermarkets. There are also a range of tourist attractions and leisure pursuits including the Tarka Trail, RHS Rosemoor Gardens and Dartington Crystal. Bideford is approximately a 15 minute drive and offers a wide range of amenities including various shops, banks, butchers, bakeries, pubs and restaurants, cafes, places of worship, schooling for all ages (public and private) and five supermarkets. There are beaches and coastal villages within approximately a 25 minute drive including Instow village and Westward Ho!, which offers a range of amenities, restaurants and a three mile long beach.

### DESCRIPTION

This is an opportunity to purchase Plots 1 and 2 which consists of two attached 3 bedroom dwellings set over 3 storeys with off-road parking, private south facing gardens and good countryside views. Accommodation for both comprises;  
Upper floor- Entrance hall, WC, Open plan kitchen/diner/living room with French doors and Juliet balcony.  
Middle floor- Two bedrooms and family bathroom  
Lower Floor- Utility room, storage area,

principle bedroom with shower en-suite. Outside- Off-road parking will be provided with access to the upper floor and the rear gardens will be of good size, south facing and level.

The whole freehold site consists of 3 sets of 6 semi-detached dwellings. The current owner is nearing completion of plots 5 and 6 which can be viewed so a potential purchaser has an idea of size, layout, outside space etc. The groundwork for the site has mainly been completed and we understand services are already onsite.

Planning Permission was granted by Torridge District Council under planning reference 1/0241/2018/FUL. All the relevant documentation plans etc can be viewed on the planning portal.

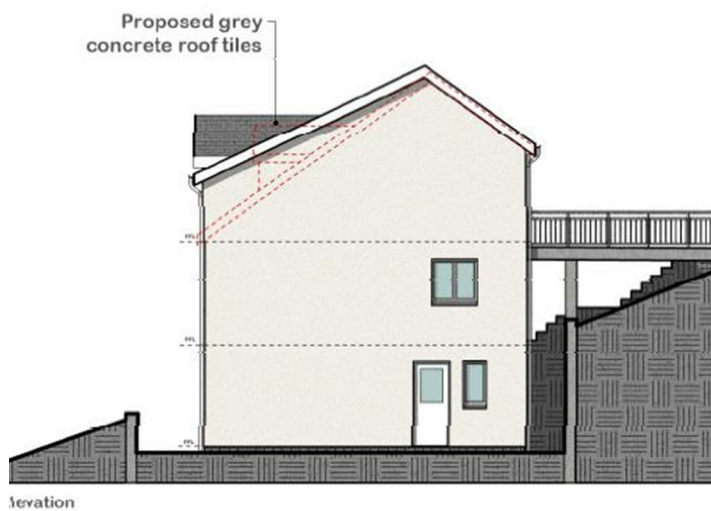
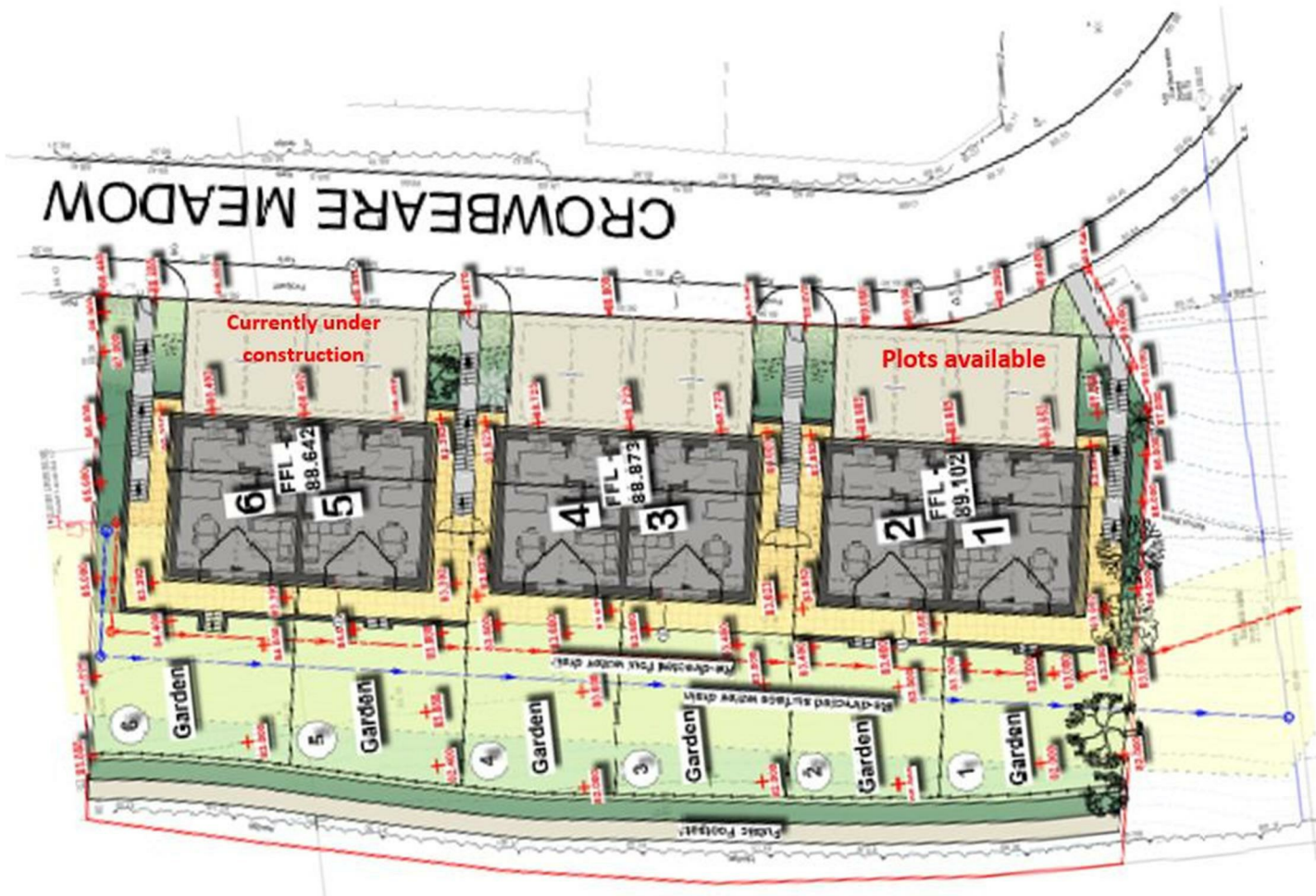
Any potential purchaser should satisfy themselves that the planning permission and site are suitable for their needs and seek the advice of a suitably qualified consultant before proceeding. Plans should be obtained only from Torridge District Council website under the relevant application numbers.

### SERVICES

We understand mains drainage, water, electricity and phone connections are already on site.

### DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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