



Plot 1 32 Monserrat Rise, Torquay – TQ2 7GP

Guide Price £100,000





Plot 1, 32 Monserrat Rise

Torquay

Rare opportunity with full planning permission for a 4-bed detached house on a split title plot. Approx. 134.5 sqm area, potential for loft conversion. Integral garage, parking, elevated views. Private, tranquil location. Ideal for self-build or investment. Transform your vision into reality!

Council Tax band: D

Tenure: Freehold

- Rare opportunity to acquire an individual building plot
- Full detailed planning permission (Reference P2019/1197) Title to be split on completion
- Planning for a 2 storey, 4 bedroom detached house
- Approximate floor area 134.5 m2 plus a potential loft conversion (subject to permissions)
- Integral garage and parking
- Open views over the surrounding area
- Ideal investment or self build
- Accessed off a private driveway
- Plans available for inspection



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The plot occupies a popular residential position within the Willows Estate of Torquay being within close proximity of Wren Retail Park, both Grammar schools and Torbay Hospital. It is also close to the ring road which connects to Newton Abbot, Exeter and beyond. Torquay sea front and town centre are both within approximately 2.5 miles with an array of shops, facilities and amenities.

Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

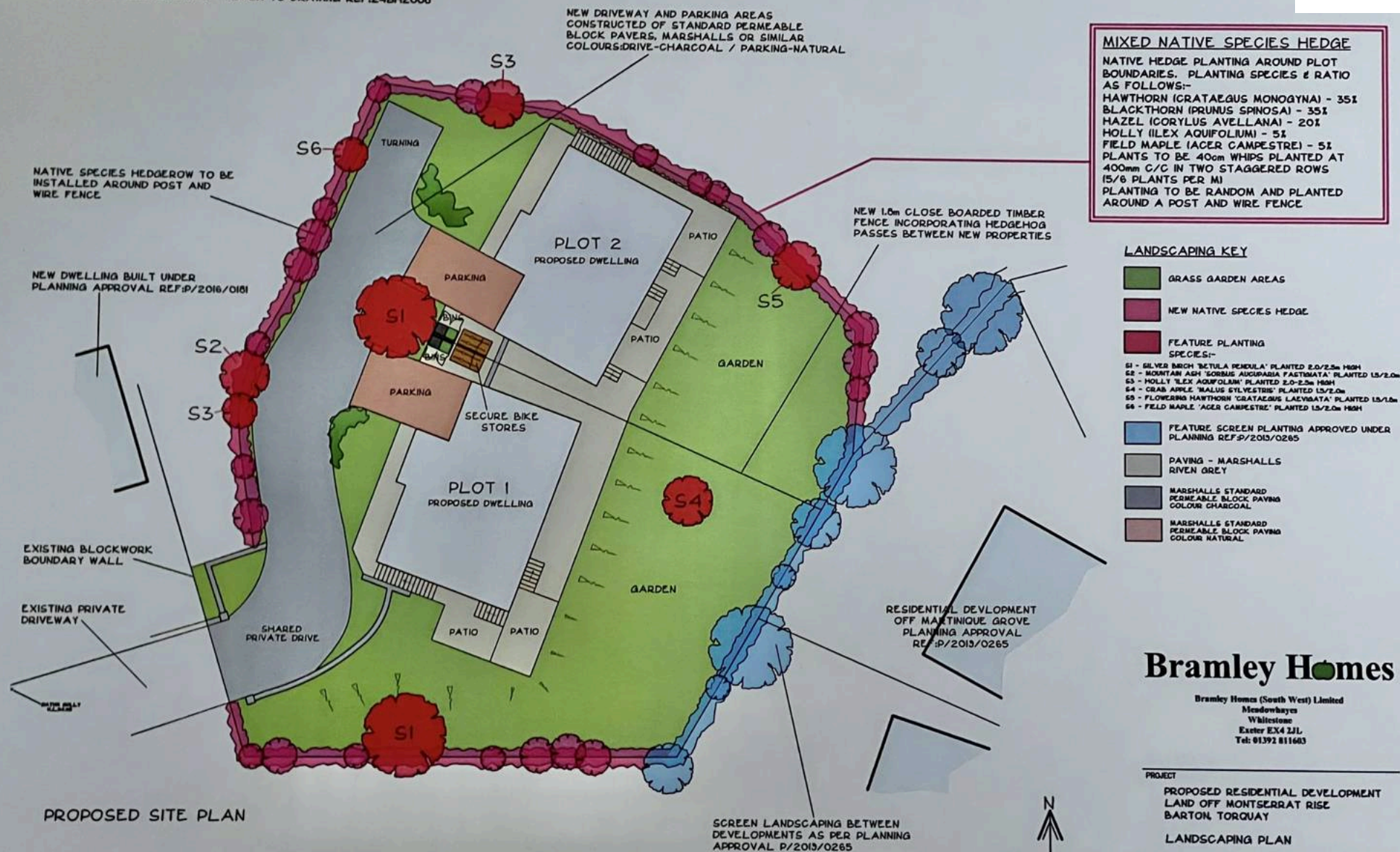
01803 214214

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SITE PLAN - REFER TO DRAWING REF:24BH2005
ECOLOGY PLAN - REFER TO DRAWING REF:24BH2007
BAT FRIENDLY LIGHTING INFO - REFER TO DRAWING REF:24BH2008



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Metres



Bramley Homes

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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF MONTERRAT RISE
BARTON, TORQUAY
LANDSCAPING PLAN

DATE NOV'19 **SCALE** 1:200 (at A3)
DRG No: 24BH2006

ABSOLUTE

