



**Connells**

The Barn Ridgeway  
Plymouth



### Property Description

The Barn is a detached two storey dwelling ideally located within the rear courtyard of the Ridgeway High Street. The premises has huge potential to convert to a private dwelling or an excellent investment opportunity.

The ground floor premises comprises of a spacious area which is approximately 53.9 sq m and the first floor is 52.7 sq m. The Barn is being offered chain free with vacant possession.

Plympton offers a wide range of amenities from shops and supermarkets to schooling for all ages. There are numerous restaurants and cafe's along with pubs including swimming pool and a leisure centre. It's has excellent bus links into and out of the ocean city of Plymouth and is conveniently located just off of the south Devon A38 trunk road linking Plymouth to the cathedral city of Exeter.

### Property Details

Ground Floor is approximately 560 sq ft  
First Floor is approximately 566 sq ft

Substantial sized plot over two floors. Could be used as an office / storage / retail unit or converted to a private dwelling. On the first floor there is a WC and two spacious rooms. There is also potential for a mezzanine level for storage above the one of the rooms. There is water and electric supply going to the building.

Access is from the main street in the Ridgeway, through a corridor, which is shared with the British Red Cross shop. Parking would be in the main car parks.

There is a gravel garden to the front of the premises.

### First Floor Wc

Low level WC, wash hand basin

### Garden

Garden to the front of the building

### Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.





To view this property please contact Connells on

**T 01752 345 135**  
**E [plympton@connells.co.uk](mailto:plympton@connells.co.uk)**

110 Ridgeway Plympton  
PLYMOUTH PL7 2HN

EPC Rating: Council Tax  
Exempt Band: B

**view this property online [connells.co.uk/Property/PLN306061](https://www.connells.co.uk/Property/PLN306061)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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