



Description

An interesting opportunity to acquire a freehold investment comprising a three bedroom, three storey maisonette with garden, currently let and generating an income of £725pcm/£8,780pae, a ground floor studio flat currently let and generating an income of £350pcm £4,200pae and a residential building plot with recently lapsed planning for a three/four bedroom detached house.

Situated

Newton Abbot is a thriving market town with plenty of shops, amenities and eateries. There is a choice of primary schools and two secondary schools close by. Newton Abbot also offers good transport links to Torbay, Exeter and Plymouth via the A38 or for trips further afield there is a mainline railway station.

**18 – Maisonette
Ground Floor**

Entrance hall, open plan lounge/ kitchen/diner.

First Floor

Two bedrooms and a bathroom.

Second Floor

Master bedroom with exposed beams and vaulted ceiling.

Outside

Patio garden area and utility/ storage shed

**18A – Flat
Ground Floor**

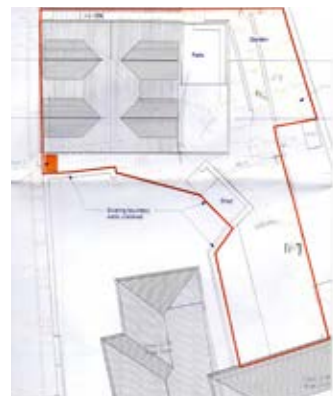
Bed/sitting room, kitchen and bathroom.

Outside

Utility/outbuilding.

Building Plot

A Grant of Conditional Planning Permission was issued by Teignbridge District Council on the 16th March 2018, under application number 17/01785/ FUL, to 'Demolish wall and build



a single dwelling'. The proposed dwelling comprises three/four bedroom detached property with integral double garage. Interested parties must make and rely upon their own planning enquiries of Teignbridge District Council planning department.

Viewings

Strictly by prior appointment with Fulfords Newton Abbot 01626 351951. General enquiries Countrywide Property Auctions 01395 275691.