



Detached Property at Station Road

Totnes, Devon, TQ9 5JR



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Detached Former Commercial Premises with Residential Planning Consent
Consent Granted for 3 Residential Apartments (2 x 1 Bedroom, 1 x 3 Bedroom) with 4 Parking Spaces
Internal Area Approx. 245m² (2,637 sq ft)
Suitable for Continued Commercial Occupation or Implementation of Planning Consent
A Rare Development Opportunity in Central Totnes - Not to be Missed!

LOCATION

The property is located on the northern side of Totnes Railway Station (London bound side). This is an ideal location, with easy links to Totnes town centre and the A38 Devon expressway at Buckfastleigh (7 miles).

Totnes Mainline Railway Station provides regular service to the south east and the north, as well as Plymouth and Cornwall.

DESCRIPTION

The property comes with the provision of 4 owned car parking spaces and is ready for residential conversion.

Ref No: 5223

Offers in the Region of £450,000 Freehold

Interested in this property?

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ACCOMMODATION

The Net Internal Area of the property is 245m² (2,637 sq ft), arranged as per the attached floor plan.

TENURE

The property is being sold Freehold, with Vacant Possession.

BUSINESS RATES

We are informed that the property has the following Rateable Value:

2023 List: £15,500.

Please note this is not Rates Payable. Interested parties should make their own enquiries with the Agents, as to the estimate of Rates Payable.

UTILITIES

Mains, water, gas and electricity are connected. Services have not been tested.

VAT

VAT is not applicable.

EPC RATING E

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths.

PLANNING CONSENT

The property has full planning granted under application 3597/2024/FUL for change of use to three self-contained apartments (2 x 1 bedroom and 1 x 3 bedroom), with parking. Plans overleaf. Further details available from the Agents upon request.

<https://southhams.planning-register.co.uk/Planning/Display/3597/24/FUL>

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EXISTING LAYOUT



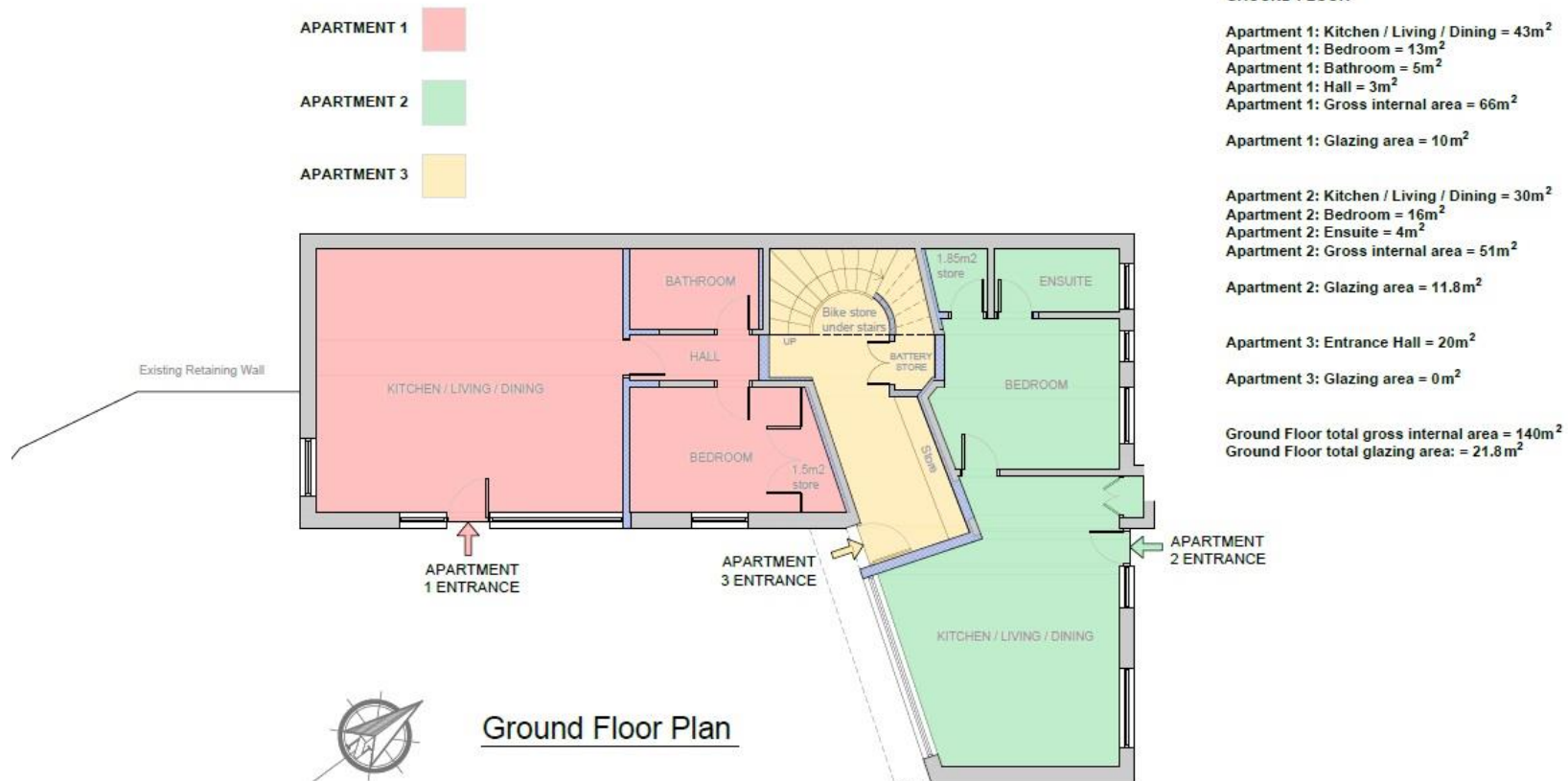
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GROUND FLOOR CONSENTED



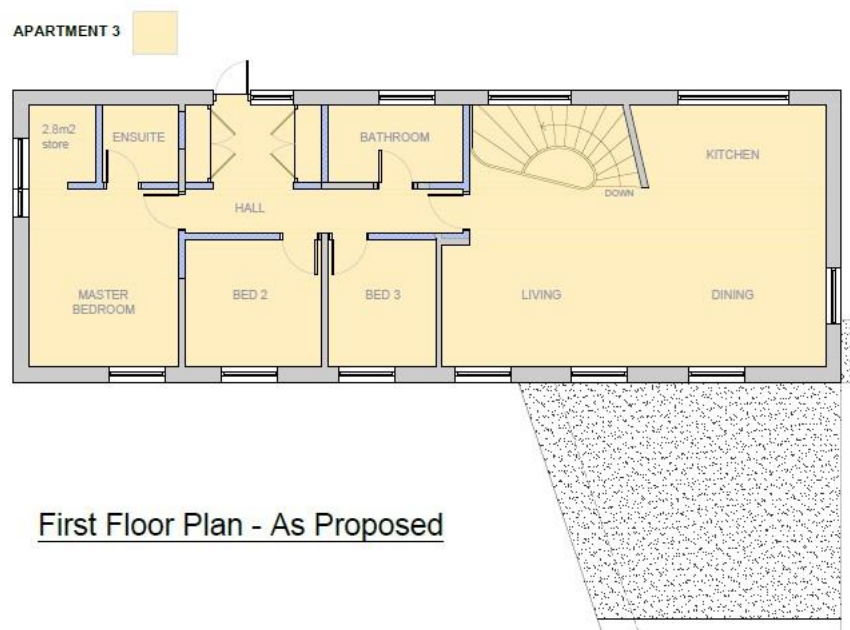
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FIRST FLOOR CONSENTED



FIRST FLOOR

Apartment 3: Kitchen / Living / Dining = 45m²
Apartment 3: Master Bedroom = 17m²
Apartment 3: Ensuite = 3m²
Apartment 3: Bedroom 2 = 9m²
Apartment 3: Bedroom 3 = 7m²
Apartment 3: Hall = 13m²
Apartment 3: Gross internal area = 105m²

First Floor total gross internal area = 105m²

Apartment 3: Glazing area = 30.75m²

First Floor total glazing area = 30.75m²

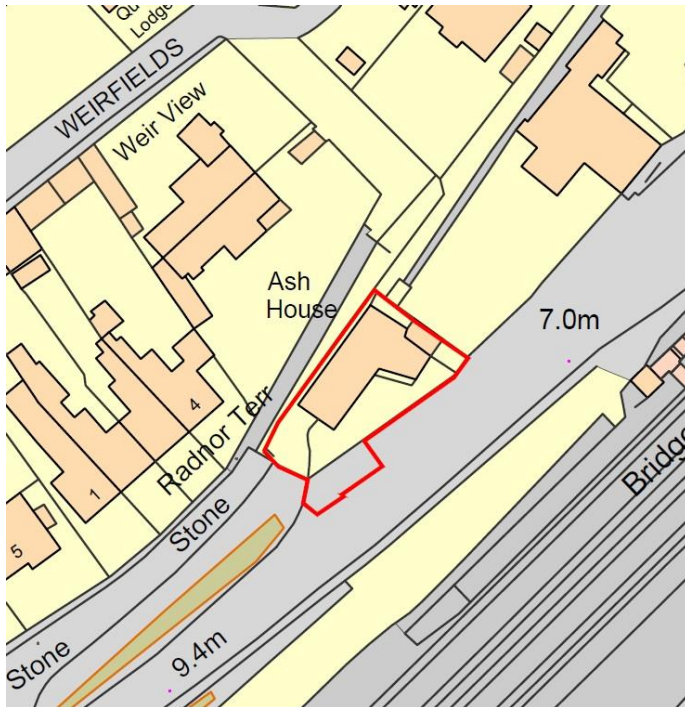
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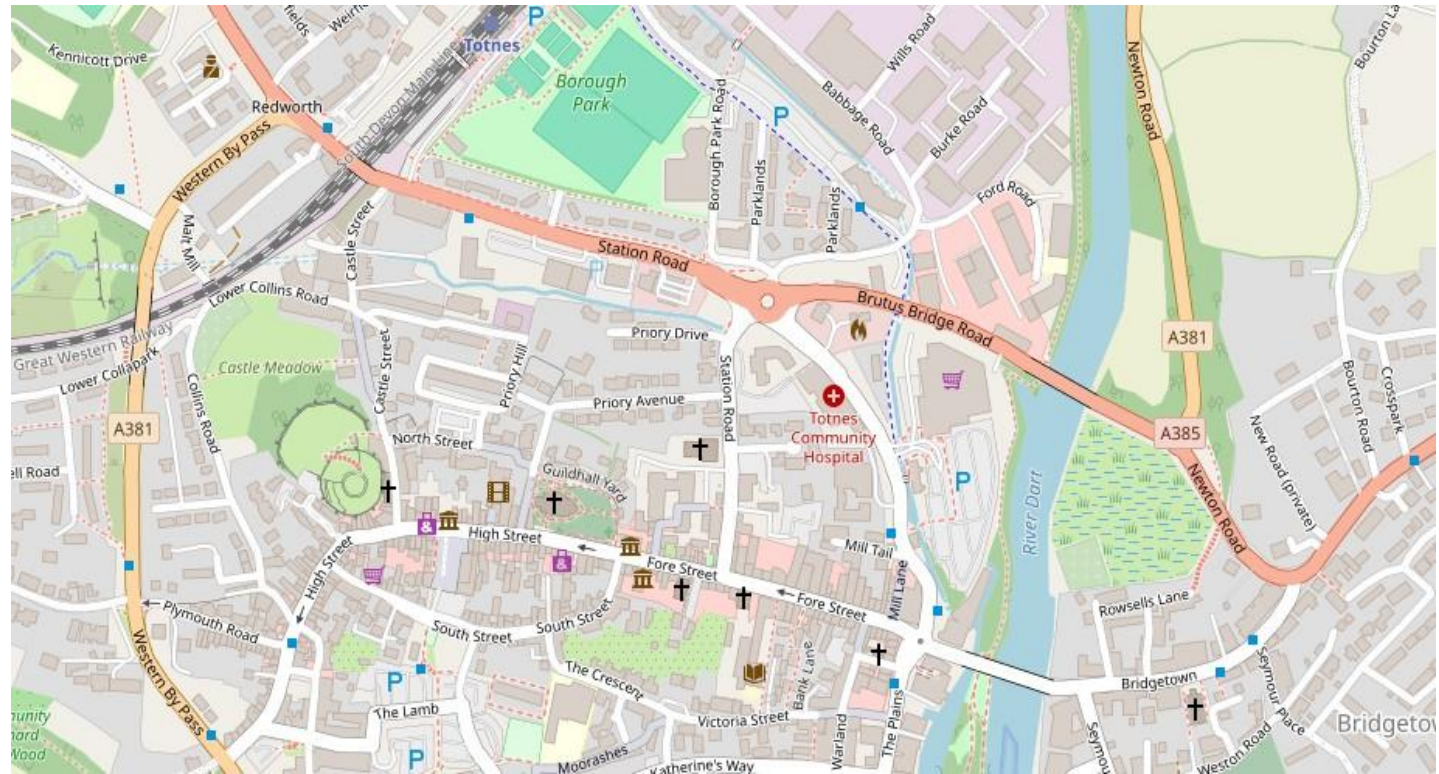


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www.bettesworths.co.uk
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