



### SITUATION

Located at the junction with Spencer Road, adjacent to an established retail parade and opposite a **Co-Op Supermarket** within this residential neighbourhood.

Paignton is located approx. 2 miles south-west of Torquay and 6 miles south of Newton Abbott, benefitting from excellent road access via the A380 connecting Paignton to the M5 (Junction 31).

### PROPERTY & ACCOMMODATION

Comprising a **Strip of Land** adjacent to a commercial/residential parade fronting Fernicombe Road:

Site Width	89'7" (max)
Site Depth	24'0" (max)
Site Area	Approx. 1,870 sq ft

**VAT is NOT applicable to this Lot**

**FREEHOLD** offered with **VACANT POSSESSION**, subject to any rights thereover.

**Note: There are some building materials situated on part of the land without the Vendor's consent and the Vendor does not know who owns these items.**

