



Unique land opportunity with planning to build stylish single storey detached home in the heart of Topsham with south facing garden, open plan living space and study / 2nd bedroom.

Victoria Road
Exeter £185,000

East of **EXE**

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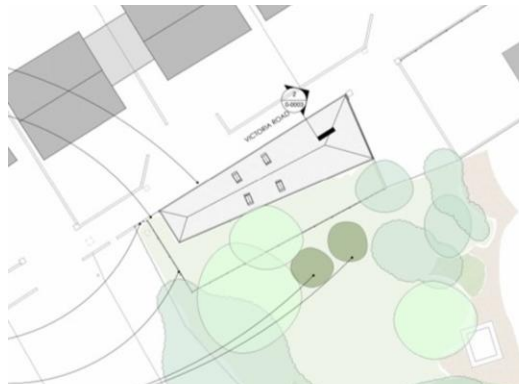
Full planning to build 1 or 2 bedroom home | South facing garden | Heart of Topsham | Short level walk to all local amenities | Just under 200 m sq site | Single storey with level access | Open plan reception space | 2nd bedroom / study space | Private outlook | Unique opportunity



Plot of land (highlighted in red) situated on one of the most popular streets in the heart of Topsham with full planning permission for a stylish single storey dwelling. The planning permission has been designed with easy access in mind, ie level access to the property, wide doorways and given the 5 minute walk to Topsham's popular shops and the doctors surgery plus train station would suit a variety of owners.

The approx. 200m sq plot includes a 2nd bedroom which could be a study or occasional bedroom, a store for bike / bins etc, a master bedroom with ensuite bathroom and open plan living space with views over the courtyard garden. The house has been designed to be very private, not being overlooked and is surrounded by mature trees which would make it a lovely home.

The plot could of course be retained as garden or could suit a variety of other uses subject to planning. Note the current planning would be need to be started within 3 years to remain valid. Full details on the planning can be viewed on Exeter City Council's website using reference 23/0688/FUL.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967