



Plot at Watersmeet Cottage, Lapford, Crediton, EX17 6QS

Guide Price £75,000

HELMORES
SINCE 1699

Plot at Watersmeet Cottage

Lapford, Crediton

- Plot with (pending) planning permission
- Designed for a detached one bed bungalow
- Garden and parking
- Development opportunity or two properties on one plot
- Ideal multi-generational living if bought with cottage
- Options to buy whole site incl two bed cottage
- No chain

Planning has been sought under Mid-Devon reference 23/01460/FULL for a one bedroom detached bungalow on this garden site. Access is via the shared drive (to be kept clear for other users) and then the new property will have its own parking. The layout is for a one bedroom bungalow although it may be that a new owner seeks permissions for a new internal layout if preferred. There's an opportunity to buy the site alone and build the bungalow and live there, rent it out, sell it but with the two bedroom cottage opposite the plot also for sale, it may suit those looking for two properties on one plot.



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As usual, all enquiries regarding services should be made to the relevant suppliers and the sale of the plot will be done on a subject to planning basis should the sale run quickly.

Please note that the plot is for sale as part of the sale of the cottage too so preference may be made to those looking to buy both.

Please see the floorplan for room sizes.

Current Council Tax: Band TBC

Utilities: to be connected

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Listed: No

Tenure: Freehold

DIRECTIONS

For sat-nav use EX17 6QS and the What3Words address is [///latitudes.spirit.loading](https://www.what3words.com/latitudes.spirit.loading)

but if you want the traditional directions, please read on.

From Crediton High Street head towards Lapford, passing through Copplestone and staying on the A377. Go through Morchard Road and when arriving at Lapford Cross, take the first right (before the garage) and the property will be found on the right before the junction. For viewings it is advised to arrive 5 minutes early and take the second right on the main road (after the garage) and park there and walk around.

