

## Devonia, St Germans Road, Callington, Cornwall PL17 7EJ



A detached bungalow positioned on a generous level plot with a positive pre-application for redevelopment.

**Conditional or Unconditional offers to be submitted by  
Monday 16th September at 12 Noon**

Guide Price: £175,000 Freehold

## The Property

A detached 1920's style bungalow in a poor state of repair, currently boarded up, lying on a level plot extending to approximately 0.359 of an acre.

The site lies within the confines of the town and fronts St Germans Road with a public footpath to the side and backs on to Grenville Close to the rear.



**Agents Note:** The property to be sold as seen.

## Planning

In April 2022, a pre planning application (Ref No PA22/00470/PREAPP) advice was sought for the potential redevelopment of the site, subject to planning, from Cornwall County Council. The planning officer advised 'the site is located within the confines of the town; this is a site which would be supported in principle for residential development under policy 3 of the CLP.'

## Services

Mains electricity, water and drainage are connected to the property. None of these services have been tested and therefore no guarantees can be given.

**Council Tax Band D EPC G1**

## Wayleaves, Easements & Rights Of Way

The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

## Situation

The property front St Germans Road, which lies within easy reach of Callington town centre, the infant and junior schools and the community college. The city of Plymouth lies approximately 15 miles to the south-east and boasts an extensive retail offering, along with professional, health and numerous leisure facilities and a cross Channel ferry service and a mainline railway station.



## Viewings

The property can be viewed externally during daylight hours, with the sales particulars at hand.

**what3words**///hike.label.repaying

## Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.