



## Winstone Beacon | Trematon | Saltash | PL12 4RU

In Region Of £175,000

A rare development opportunity situated within a rural environment.

This building has live planning consent to be converted into a three bedroom semi detached house, with open planing living and cloakroom on the ground floor, with three bedrooms and two bathrms on the first floor.

Winstone Beacon is located within the village of Trematon, which has easy access the A38 as well as Forder Lake. Nearby Saltash is very popular and has a full range of local facilities that you would expect from a small town, including schools and train station. The finished properties would appeal to a wide range of people, being ideally located in a rural setting but within easy access of Plymouth City Centre.

- Development Opportunity
- Two Semi Detached Houses
- Potentially Executive Residence
- Live Planning Consent
- Gated Environment



GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.

1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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