



Town • Country • Coast



## Trafalgar Close

Lewdown, Okehampton

Offers In Excess Of £180,000



## Trafalgar Close

Lewdown, Okehampton

Opportunity to purchase an individual building plot with all services provided with no liability for CIL and S106 payments are being paid by the vendor.

Outline planning permission has been granted for a large, detached house (Application number 1277/20/OPA) with reserved matters for the site covered by 0865/23/ARC and 2521/23/ARC.

Approached over a private road within this small select development of only five properties, within this sought after village within easy access of Tavistock, Okehampton and Launceston.

Further information can be found via the above application number on the West Devon Borough Council planning website.



## Services

All mains services supplied to plot in readiness, including full fibre.

## Tenure

Freehold

## Planning App No:

West Devon Borough Council - 1277/20/OPA

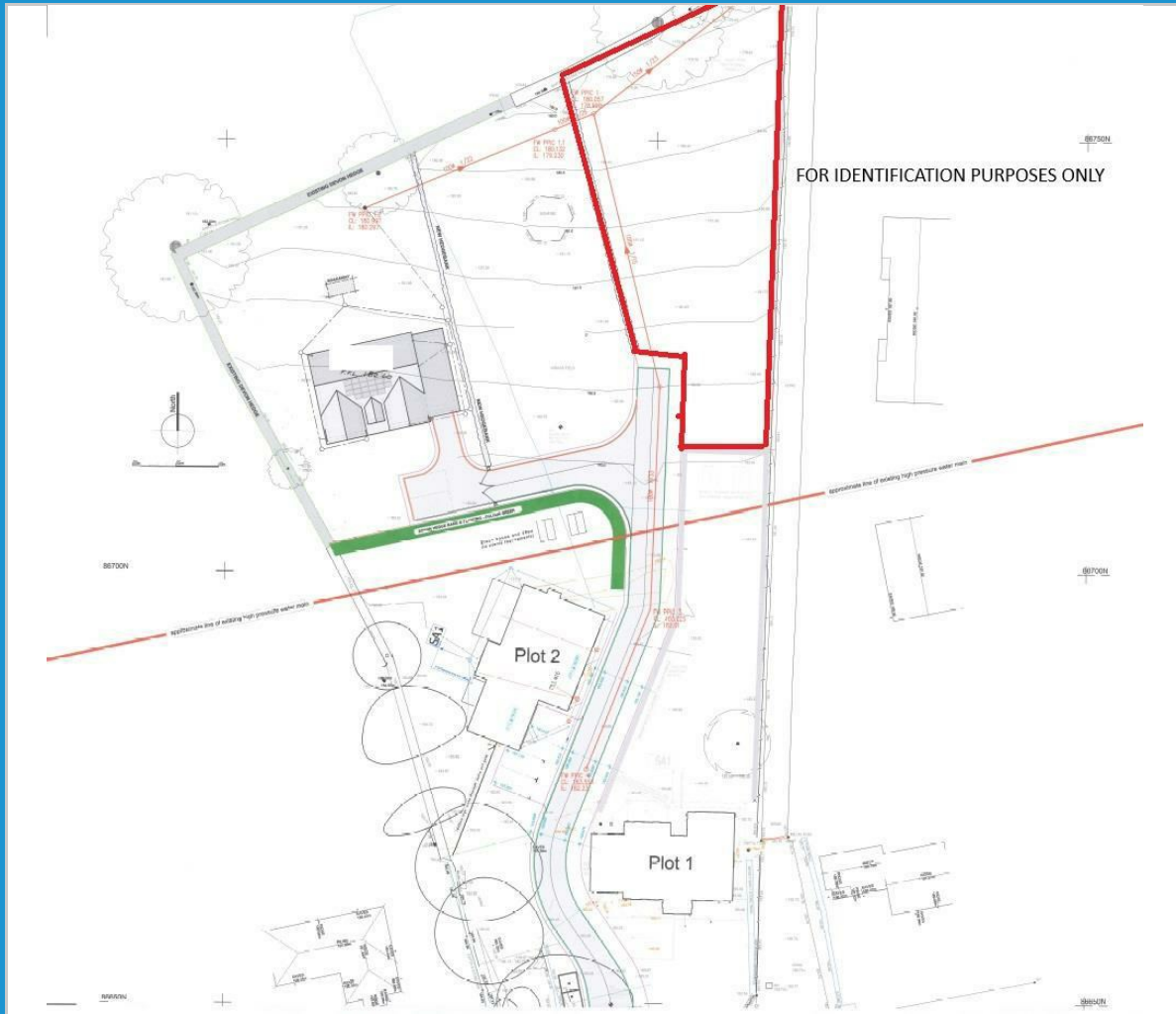
## Situation

Lewdown is well served by local amenities including a public house and Post Office with Primary Schools in Lewtrenchard and the nearby village of Lifton where there is also a Doctors Surgery. Lewdown also offers good access to the three market towns of Launceston, Okehampton and Tavistock where there are a far larger range of amenities. The A30 is accessed via Lifton and provides a direct route to the West of Cornwall and into Devon and the city of Exeter. There are numerous local attractions which include beautiful walks and opportunities for sailing enthusiasts at Roadford Lake.

## Directions

The postcode for the property is EX20 4FH. From Bedford Square in Tavistock follow Drake road out of the town towards Chillaton. Once you leave Tavistock and pass the new estate on the right hand side continue on this road and turn left on the the road signposted towards Launceston & Chillaton. Continue down into the village of Chillaton and stay straight on this road. Then at the next T- Junction in the village of Lewdown, turn left. The entrance to the development and this plot will be found a short way along on your right with a For Sale board displayed.

## Floor Plan



## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
 Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	