



Connells

Sunrise Holsome Lane
Diptford Totnes



Property Description

This delightful two-bedroom bungalow is nestled within the picturesque village of Diptford and offers an abundance of potential for those seeking a property to put their own stamp on. With a generous plot size of approximately 0.13 acres, there is ample space to create a beautiful garden or extend the existing property, subject to necessary planning permissions.

The interior of the bungalow comprises two well-proportioned bedrooms, providing comfortable living spaces. The open-plan living area allows for flexible layout options, allowing you to design the space according to your personal preferences. The property also features a kitchen and bathroom, which would benefit from modernisation to bring them up to date.

Further Information

Please note that due to the construction requirements, this property is only available to cash buyers. This presents a unique opportunity for those with the vision and resources to transform this bungalow into a stunning residence.

Planning Permission

A Grant of Planning Permission was initially granted on the 30th April 2009, under application number 17/0382/09/F by South

Hams District Council for 'Resubmission of 17/1573/08/F for demolition of existing dwelling and erection of replacement dwelling'. The planning permission granted in 2009 allowed for a reverse level, three bedroom (master en-suite) two storey dwelling, with associated gardens and parking. This permission has since lapsed but may give an indication for the potential re-development of the property subject to any requisite consents.

Lounge

13' 10" x 10' 7" MAX (4.22m x 3.23m MAX)

Kitchen

14' 6" x 8' 6" (4.42m x 2.59m)

Bedroom One

11' 7" x 9' 4" (3.53m x 2.84m)

Bedroom Two

12' 8" x 9' 1" (3.86m x 2.77m)







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E

Tenure: Freehold

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