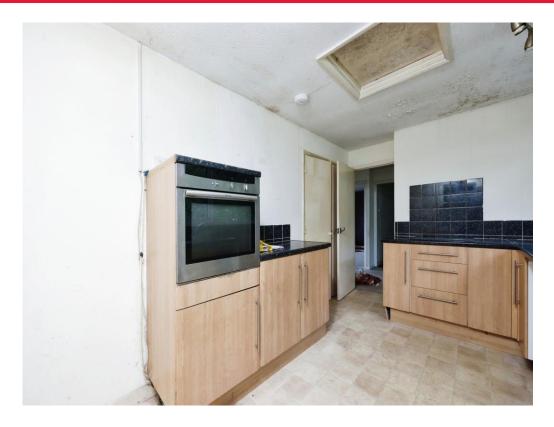


Connells

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.

Hams District Council for 'Resubmission of 17/1573/08/F fpr 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 redevelopment 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 )



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





















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



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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