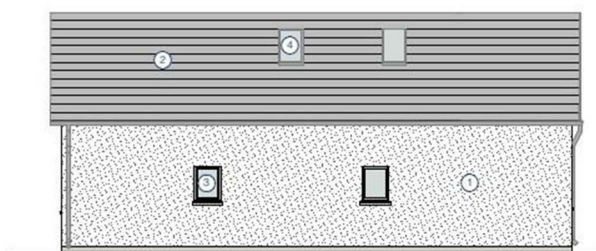




Proposed Front Elevation (South)



Proposed Side Elevation (West)



Proposed Rear Elevation (North)



Proposed Side Elevation (East)



Building Plot Montpelier Millmoor, Culmstock, EX15 3HA

An exciting development opportunity with planning permission granted for the erection of a detached house with gardens and off road parking.

- Planning Permission Granted • Detached House • Four Bedrooms • Bathroom, Shower Room & En Suite • Open Plan Kitchen/Living/Dining Area • Garden & Parking • Popular Village Location

Guide Price £175,000

01823 662822 | wellington@stags.co.uk

SITUATION

Situated within the heart of the highly popular village which benefits from an excellent primary school which feeds into the highly regarded Uffculme School. Culmstock also offers a range of day to day facilities including vibrant public house/restaurant, church, village stores/cafe, the nearby village of Hemyock is within 2.5 miles with its doctors surgery and excellent sports facilities including tennis courts and bowling green. The surrounding countryside is full of wonderful footpaths with access up onto Culmstock Beacon where stunning views can be enjoyed and is in easy reach of the Blackdown Hills, designated an Area of Outstanding Natural Beauty in 1991. Culmstock is also well placed for the Devon gateway transport hub comprising Junction 27 of the M5 motorway, North Devon Link road and Tiverton Parkway railway station alongside providing a main line rail link to London Paddington. The property is also within an easy drive of Wellington, Taunton, Honiton, Tiverton and Exeter.

DESCRIPTION

A rare opportunity to purchase this individual detached building plot in this popular village location.

Planning has been granted for the erection of a detached house. On the

ground floor the property will have an entrance hall, open plan living/dining and kitchen area, utility, bedroom and bathroom. On the first floor there will be three bedrooms with master en suite and a family shower room.

The properties will have off road parking, a store and gardens.

Further details of the planning can be found on Mid Devon planning portal with reference No: 24/00879/FULL

SERVICES

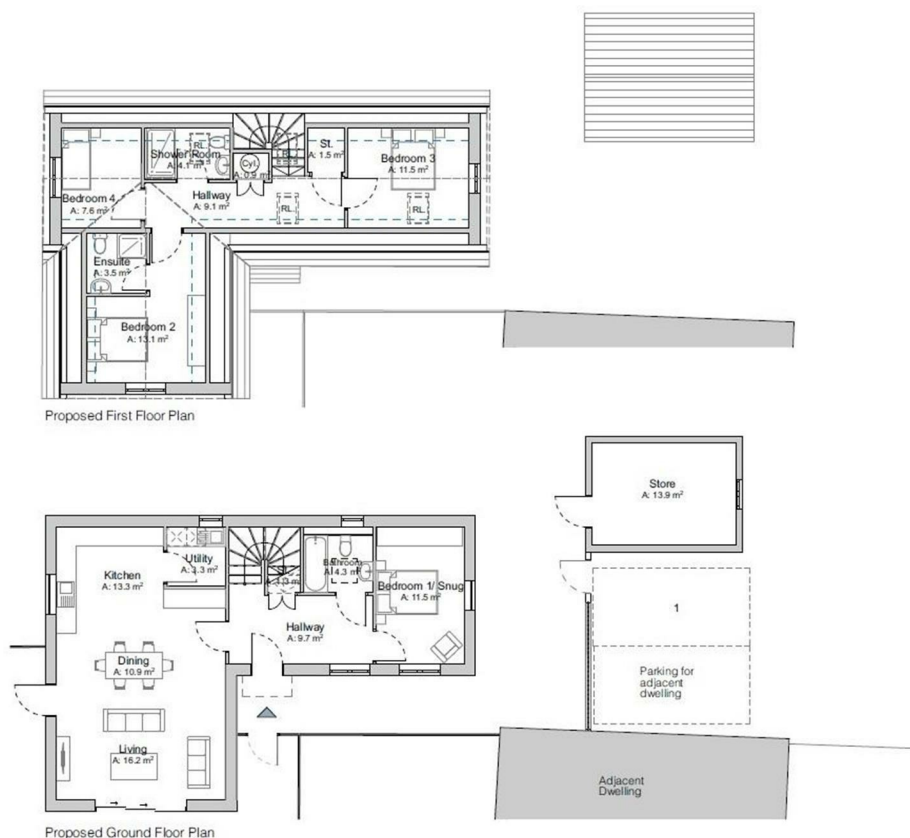
Interested parties are advised to make their own enquiries in regard to services prior to exchange of contract.

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office. Please take care when viewing the property.

DIRECTIONS

From Junction 27 of the M5 motorway take the A38 towards Wellington. After approximately 2.5 miles turn right signposted Culmstock and continue down into the village where the property will be found on the right hand side.



@StagsProperty

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.