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*Byways, West Hill Road, West Hill, Ottery St. Mary,
Devon, EX11 1TU*



SOUTHGATE
ESTATES

£1,000,000

Guide Price





Byways, West Hill Road

A rare opportunity to purchase a charming bungalow, located in grounds of approximately 1.8 Acres, within the highly sought-after village of West Hill.

This property offers exceptional potential for redevelopment. The existing bungalow is now in need of some modernisation, but could be potentially developed into a wonderful family home. As well as a substantial garden, there is an additional paddock, which may be considered for development, subject to the necessary planning consent.

Access is via a private lane from West Hill Road. This access is used by around 5 other dwellings. The driveway and plot are relatively level.

Please note. No pre-application advice has been sought from East Devon Council, although the agents understand from conversations with a number of architects that this site offers excellent potential for several new substantial detached homes, subject to the necessary consents. It is also understood that a combined sewer runs around the North, West and South boundaries of the site. (Buyers should make their own enquiries to confirm this.)

The guide price is set at a nominal level and offers are invited by informal tender for consideration. Viewings strictly by appointment only.

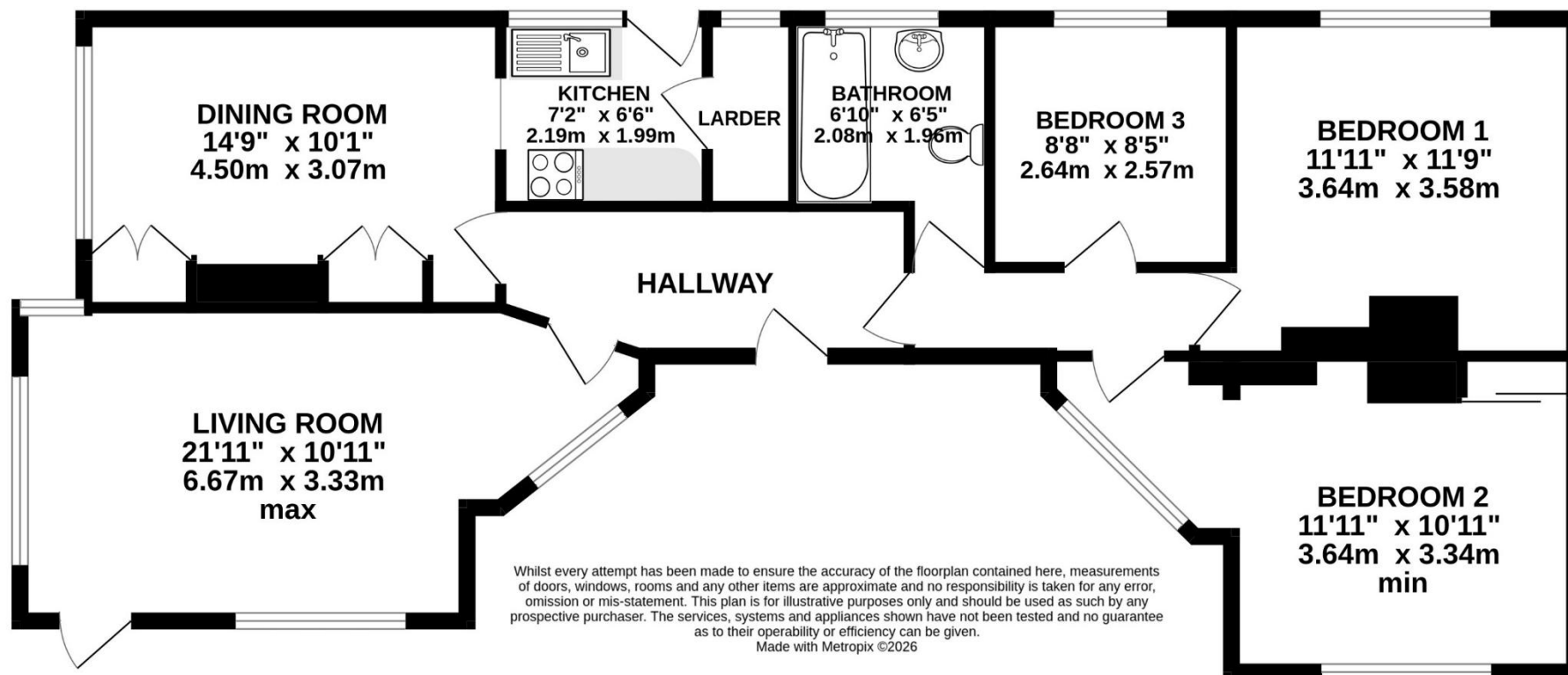
Property Information Tenure: Freehold. Council tax band: E.





- *Development Opportunity*
- *Heart of West Hill*
- *Approximately 1.8 Acre Plot*
- *Detached Bungalow*
- *Off-Road Parking*
- *No Onward Chain*





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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	10 G	



SOUTHGATE

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