

IVE
CTION



Luscombe Maye

Since 1873

Church Park Road, NEWTON FERRERS, South Devon

Guide Price £500,000

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Sale by Auction - <https://bamboo.bambooauctions.com/property/10-church-park-road-newton-ferrers-plymouth-pl8-1az-6066544>

The property has enormous potential for re-configuration, extension and modernisation to create a beautiful home, set within generous, south facing, terraced gardens and enjoying glorious 180° Yealm estuary views.

The property is currently accessed down a flight of steps from road level, the main living room, with open fireplace, optimises its elevated position above the gardens, to enjoy the panoramic views from a corner window and patio doors opening onto a small balcony with steps leading down to the full width sun terrace. The primary bedroom sits on the same elevation with a south-facing window overlooking the river with Noss Mayo beyond. To the rear of the ground floor is a 2nd double bedroom, shower room, separate WC and kitchen with door leading into a potential utility and pantry located beneath the garage. The lower ground floor is accessed from the path leading to the garden and is currently arranged into two main rooms with a simple shower room and large storage areas built into the bank.

Outside, there is a single garage with off-road parking in front and a large garden, landscaped with terraces to optimise the outlook.

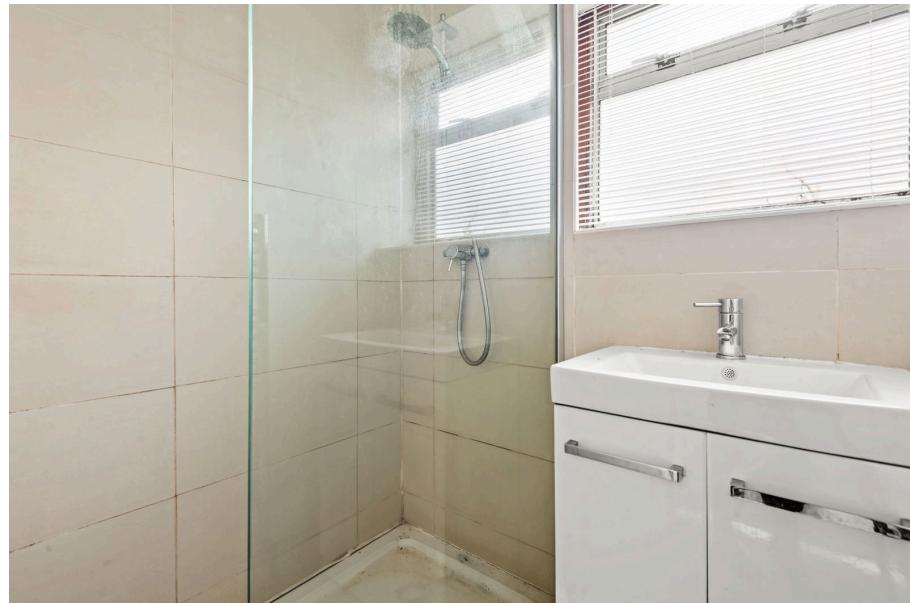
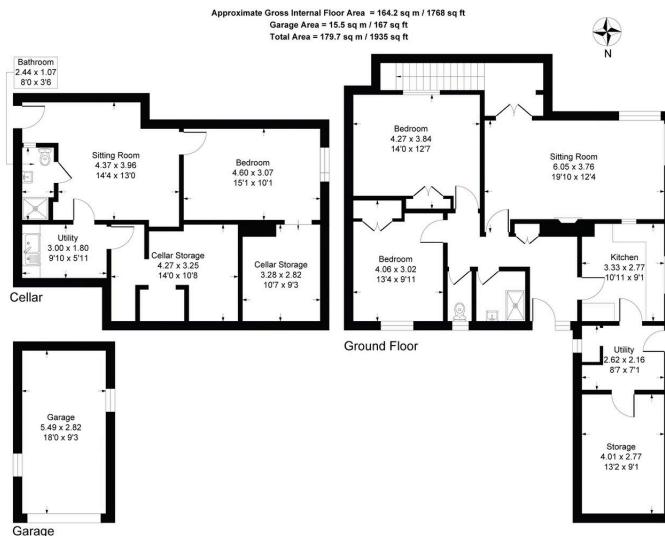
No EPC available due to the extensive modernisation required.

FURTHER INFORMATION To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/9wPDWpDPbHTmmItRZTSm8r/view>) . Alternatively, you can contact our team for this information.

Council Tax band: E Tenure: Freehold

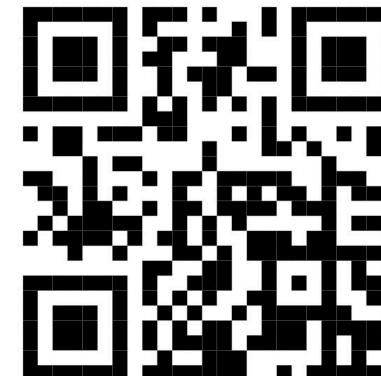
VIEWINGS Strictly by appointment with Luscombe Maye, Newton Ferrers Office.





- Prime development opportunity in a sought-after location
- Commanding estuary views
- Off-road parking and garage
- Sale by online auction
- Terraced gardens
- Detached property
- No Chain
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Use the QR code for further "Material Information" about this home

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