

Lot No.: 14

"ELMCROFT", PARSONAGE ROAD

NEWTON FERRERS, DEVON, PL8 1AS



- Freehold with vacant possession ●
- A spacious detached bungalow of individual design and character in need of renovation but with the added potential for further development ●
- Well suited for refurbishment as a three bedroomed family dwelling occupying a site of generous proportions in a much favoured residential location ●
- Ample space for further building on the site including the possibility for demolition of the existing bungalow subject to the necessary planning permission being obtained. ●

Property Details

Location

This bungalow is situated on the eastern side of Parsonage Road just before the junction with Archers Court and within easy reach of the twin waterfront villages of Newton Ferrers and Noss Mayo.

Description

Built post Second War this detached bungalow occupies a site of generous proportions backing on to farmland with panoramic east facing views from the rear over the surrounding countryside. The property now requires repair and modernisation but due to the nature of the site it affords the possibility for further development provided that the necessary planning permission were to be obtained for any additional buildings to be erected or for the existing bungalow to be demolished.

Accommodation

Spacious Entrance Hall, Sitting Room, Kitchen/Dining Room, Laundry/Utility Room, No.1 Bedroom (double), No.2 Bedroom (double), No.3 Bedroom (double), Bathroom with bath, bidet, wash hand basin and shower, and separate W.C..

Outside

Double garage, two greenhouses, garden stores and established gardens both to the front and to the rear of the bungalow.

Tenure

Freehold with vacant possession.

EPC Rating: Applied for

Guide Price £375,000 - £400,000 (plus fees stated inside front cover)

Sole Agents

SHOBROOK & CO LTD

Vendors Solicitors

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