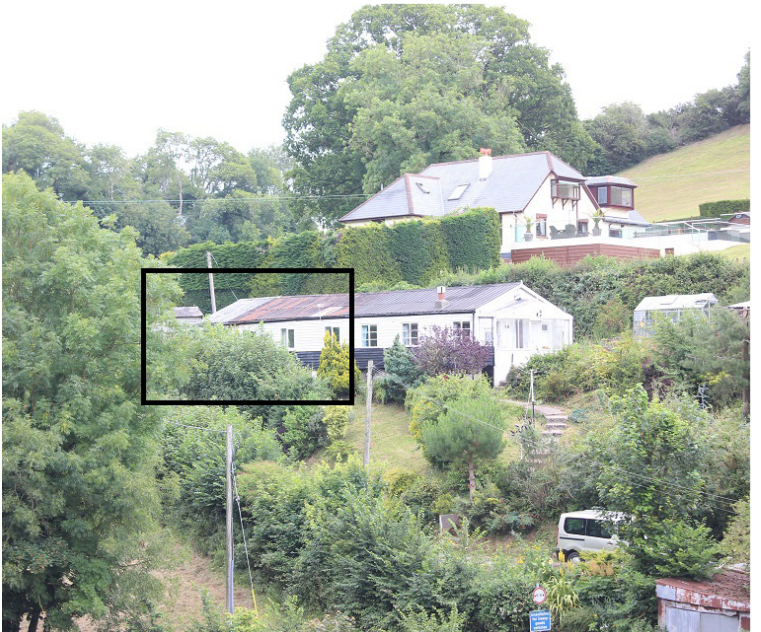




Whilborough

- Timber Built Semi-Detached Bungalow
- 2 Bedrooms
- 2 Reception Rooms
- Rural Location
- Lots of Potential
- Driveway Parking
- Garden
- No Upward Chain

Guide Price:

£150,000

Freehold

EPC RATING: TBC

2 Mill Lane, Whilborough, TQ12 5LW

A semi-detached timber bungalow in a rural location offering great potential. Perched on a hillside and enjoying an open aspect, the property sits in small yet pretty gardens with its own driveway providing parking for 2 vehicles. Situated within a stone's throw of the well-regarded Bickley Mill Inn, the property is around ¾ of a mile from the village of Kingskerswell which offers a good range of amenities. The vibrant market town of Newton Abbot is approximately 3 miles away.

Brief but positive discussions with the owner of the adjoining bungalow indicate that they would consider separating the two properties, subject to negotiations and obtaining all necessary consents and approvals, making redevelopment of the property a possibility, also subject to all necessary consents and approvals. A historical outline planning approval was obtained for redevelopment in the past but this has now lapsed.

Accommodation

The accommodation is perfectly habitable and includes 2 bedrooms, 2 reception rooms, kitchen and bathroom/WC.

Outside

Small enclosed gardens on 2 sides.

Parking

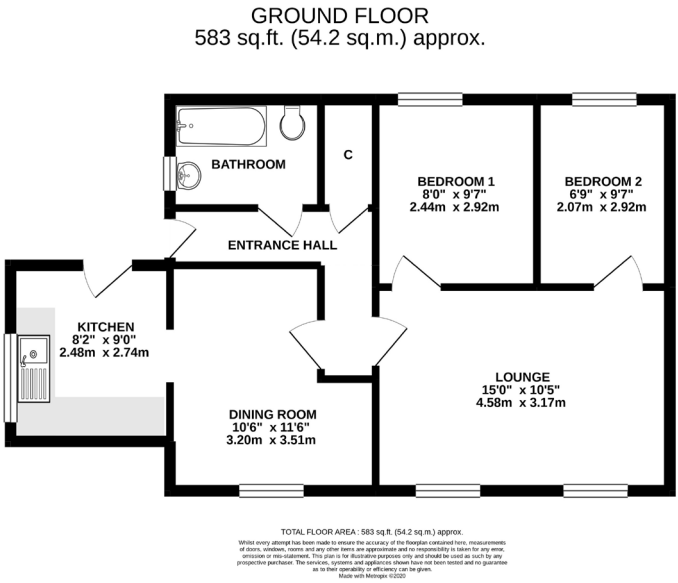
Private driveway for 2 vehicles.

Agents Notes

Council Tax Band: Currently Band A

Owing to the non-standard construction of this property, it would not be suitable for a mainstream lender mortgage.

Floor Plans - For Illustrative Purposes Only

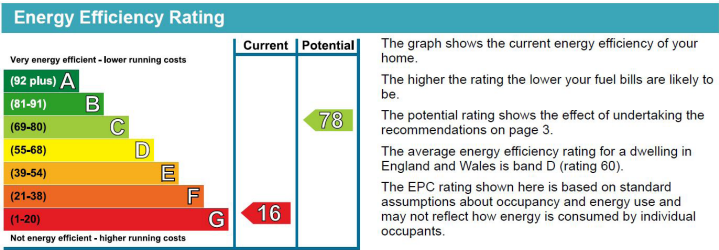


Directions

From Kingskerswell war memorial turn right into Rose Hill. Follow the road to the end and at the mini roundabout, turn right. Take the first left into Church End Road, then at the end of the road turn right and immediately left into Maddacombe Road and follow it across the A380, under the railway bridge and round to the left as it becomes Bickley Road. Follow Bickley Road until you come to The Bickley Mill Inn, then turn left into Mill Lane and the property is on the right.

Energy Performance Certificate

Full report available on request



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.