



### Description

A sizeable detached four/five bedroom property requiring modernisation in the sought after Withycombe Village Road area of Exmouth, offering the clear potential to create a second dwelling, subject to any requisite consents. The property currently has a double garage with ancillary accommodation over and additional on drive parking, for which planning permission was previously granted under application number 16/0520/FUL, on the 13th July 2016, for 'Conversion of garage to form separate dwelling' which has since lapsed. The plans allowed for a semi detached, two storey, two bedroom property with car parking, with the main dwelling becoming a three bedroom semi detached property with car parking to the side of the property. Interested parties must make and rely upon their own planning enquiries of East Devon District Council Planning Department.

### Situated

The property is located a short distance from Withycombe Shopping Parade, offering a range of local shops, public houses, in proximity of educational facilities catering for all age groups. The nearby thriving seaside town centre of Exmouth offers a wide range of shopping, amenity and recreational facilities with its long sandy beaches, marina and a railway link to Exeter.

### Existing Accommodation Ground Floor

Entrance hall, sitting room, dining room, kitchen.

### First Floor

Landing, four bedrooms, study, living room and bathroom.

### Outside

A walled front garden, attached double garage, on drive parking and rear garden.

### Viewing

Strictly by prior appointment with Fulfords Exmouth 01395 273757. General enquiries Countrywide Property Auctions 01395 275691.

### Auctioneer's Note

Please refer to the legal pack regarding the extended completion date. The property is sold as seen and may not be fully cleared. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

**EPC**  
TBC

