

**THE PLOT  
OFF JERICO STREET  
THORVERTON  
DEVON  
EX5 5PA**

PROOF COPY



**GUIDE PRICE £275,000 FREEHOLD**



A rare opportunity to acquire a good size building plot with the benefit of full detailed planning permission (Ref: 21/02444/FULL – Mid Devon) for a detached single storey contemporary dwelling with a south westerly facing rear garden and off street parking for two vehicles. The proposed property is shown as a well proportioned two bedroom home with a gross internal floor area of approximately 98.28 sq.m. (1,058 sq.ft.). Highly sought after village location on the outskirts of Exeter convenient to all local village amenities and countryside walks.

## **PLANNING**

Mid Devon District Council granted full detailed planning permission (Ref: 21/02444/FULL) for the erection of a dwelling and associated parking on land off Jericho Street, Thorverton on 28<sup>th</sup> January 2022.

## **WORKS COMPLETED TO DATE**

Driveway base with regrading and power conduit to base.

Concrete foundations ready to start the build process.

Mains sewerage installed and connected.

Main water pipework installed.

Mains power conduit installed.

Full planning.

Building control approval.

Archaeology survey approval.

Structural approval.

Structural and building package complete.

## **VILLAGE OF THORVERTON**

One of the area's most popular villages, situated in the beautiful Exe Valley, a few miles north of the university and cathedral city of Exeter. The attractive village has an excellent selection of local facilities, including pubs, a primary school, post office, village shop, church and farm shop. There is a very active local community, including many clubs and societies and a daily bus services to Exeter and Tiverton. The surrounding area consists of typical rolling Devon farmland, with many excellent walks to be had around the network of public footpaths. There is quick access to the south, via the A396 to Exeter (c.8 miles), where there is access to the M5, mainline railway stations and an international airport. There is also easy access along the A396 to the north, to Tiverton (c. 9 miles) and the A361 leading east to Junction 27 of the M5 motorway and nearby Tiverton Parkway Railway Station, and northwest to Barnstaple and the North Devon coast.

## **SERVICES**

We have been informed that all mains services are available nearby on Silver Street across third party land and a legal easement has already been agreed with the neighbouring land owner for connection purposes. The current owner has paid for the legal easement with mains drainage already in place.

## **TENURE FREEHOLD**

## **DIRECTIONS**

Proceeding out of Exeter on the A396 continue through Stoke Canon, Rewe and continue on this road for approximately 3 miles taking the left hand turning signposted 'Thorverton'. Continue on this road for approximately 1 mile until reaching the centre of the village of Thorverton and bear right into Jericho Street approximately 100 yards on the right hand side you will see two white garages, to the right side of the garages is the access to a gate in turn leading to the plot which will be found on the right hand side (second plot).

## **VIEWING**

**Strictly by appointment with the Vendors Agents.**

### **AGENTS NOTE**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

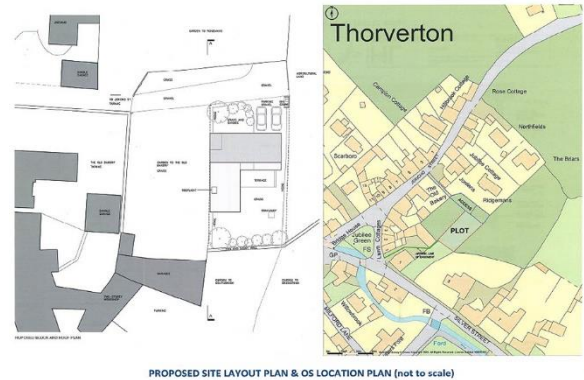
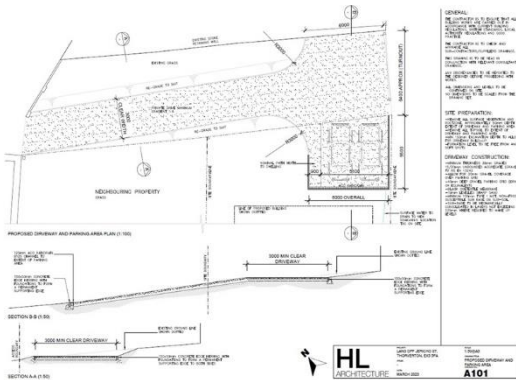
### **AGENTS NOTE MONEY LAUNDERING POLICY**

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

## **REFERENCE**

**CDER/0723/AV**





PROPOSED SITE LAYOUT PLAN & OS LOCATION PLAN (not to scale)

