

Feature property – 4<sup>th</sup> June 2009

## Substantial detached bungalow in large plot with potential

- For sale by public auction by The Property Auction Group  
Thursday 25<sup>th</sup> June, 2:00pm, Novotel, Marsh Mills, Plymouth



Lot 6

Guide price - £190,000

Richard Copus Estates incorporating Woods, **team** estate agent in Kingskerswell, is delighted to bring to sale by auction this substantial three bedroom bungalow with countryside views in a beautiful rural location outside the village.

In a large plot extending to approximately a quarter of an acre with a large, detached double garage and additional, useful lower floor storage, Woodfield has been extended over the years and offers an entrance hall, kitchen/ breakfast room, study/ reception area, living room, dining room, three bedrooms, shower/ bathroom, and additional WC. With plenty of potential and the benefit of country living coupled with easy access to road links, Woodfield is in need of improvement with scope for further modernisation and development.

The Kingskerswell by-pass, which has been proposed for about half a century, will pass in a cutting about 300 metres from the property under current plans. Interested parties should contact Devon County Highways for more detailed information.

Woodfield will be offered for sale by auction by The Property Auction Group on 25<sup>th</sup> June 2009, at a guide price of **£190,000**. For further information, contact Richard Copus Estates incorporating Woods, **team** estate agent in Ashburton on 01364 654006 or log onto [www.thepropertyauctiongroup.co.uk](http://www.thepropertyauctiongroup.co.uk) for details or to request a catalogue.

[www.thepropertyauctiongroup.co.uk](http://www.thepropertyauctiongroup.co.uk)

Westcountry's largest group of independent Estate Agents