

A PARTICULARLY SPACIOUS AND INTERESTING FREEHOLD VILLAGE PUB WITH A GOOD TRADING HISTORY AND LOTS OF FURTHER POTENTIAL. MOREOVER, THE PROPERTY HAS THE BENEFIT OF PLANNING PERMISSION FOR THE PART CONVERSION TO FORM A SEPARATE 2 BEDROOM COTTAGE (WHILST STILL LEAVING THE MAJORITY OF THE 'PUB' INTACT, ALONG WITH A SMALL OWNER'S FLAT / OFFICE SPACE.) A SUPERB OPPORTUNITY FOR DEVELOPER OR LANDLORD LOOKING FOR A FLEXIBLE BUILDING, WITH POTENTIAL, IN ONE OF THE MOST WELL-RESPECTED VILLAGES



The Dolphin

Fore Street

Kenton

Exeter

Devon

EX6 8LD

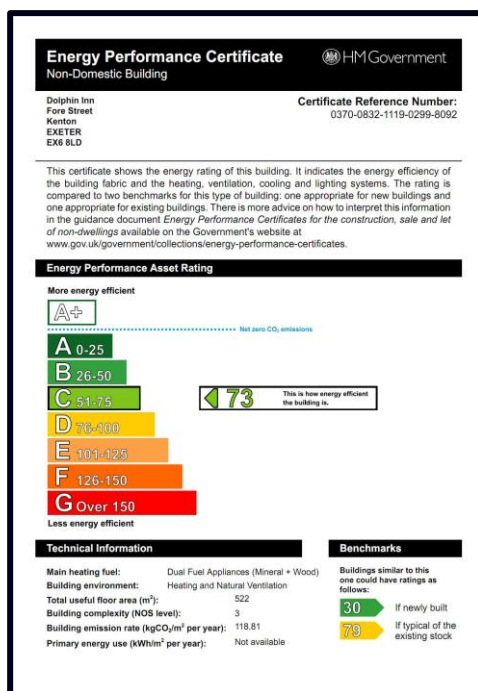
**Offers in the Region Of
£310,000**

Ref: DRF00663

- * LARGE FREEHOLD VILLAGE PUB * PLANNING PERMISSION FOR THE CREATION OF SEPARATE TWO BEDROOM COTTAGE * MAJORITY OF 'PUB' AND SMALL OWNER'S FLAT REMAIN AFTER DEVELOPMENT
- * LOTS OF CHARACTER FEATURES * SUPERB VILLAGE LOCATION *



Offices at: Bovey Tracey, Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes



Viewing Strictly by Appointment. Please contact us on 01626 853940 if you wish to arrange a viewing appointment for this property or require further information.

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