

Notice of property auction – 18th June 2012

Sandy Park Conference Centre

Tuesday 26th June, 6:30pm start

Devon property to be sold at public auction

- 26th June, Sandy Park Conference Centre, Exeter

A choice of property in South Devon is to be sold under the hammer at public auction on Tuesday 26th June, with a required deposit from just £3,500. Bidding will begin at 6:30pm, ideal for those with work commitments and the venue - Sandy Park Conference Centre, home to Exeter Chiefs Rugby Club – is convenient for buyers from across the county and beyond to attend, being just off Junction 30 of the M5. Those who are unable to attend can bid by proxy or by telephone.

The properties - all entered by local independent estate agents - would suit various buyers including first timers and families, those looking to move straight in and those looking for something to grow into.

Most of the properties will be sold via Auction+, the new way to buy and sell property quickly, easily and securely within a fixed timescale. Introduced to the Westcountry in March and already proving extremely popular with both buyers and sellers, Auction+ is the new way to buy and sell property quickly, easily and securely within a fixed timescale. The winning bidder of each property pays a deposit of just £3,500, which opens up the opportunity of buying at auction to 'normal' people, not just cash-rich purchasers and investors, which means more potential buyers for each Auction+ property.

Being sold by traditional auction and an ideal purchase for a first time buyer or for a lettings income is...

Greenway Lane, Budleigh Salterton – Guide price £75,000 - £85,000 (Traditional auction)

This converted flat was once the first floor of an end-of-terrace house, which was probably built in the earlier years of the 20th Century and sits in a pleasant residential road on the edge of the highly sought after seaside town of Budleigh Salterton.

With uPVC double glazing and a recently installed gas fired



central heating system, the flat is approached via a small communal entrance hall and stairs and boasts some lovely views. The private entrance hallway leads through to the kitchen, which is fitted with a range of units, the bathroom with a shower attachment over the bath, bedroom and a very pleasant living room - 15'9" x 11'6" with a cast iron fireplace.

The flat in Greenway Lane can be viewed by appointment with Wood's Estate Agents in Newton Abbot (01626 336633).

And being sold via Auction+ requiring a deposit of just £3,500 are:

Stonepark Terrace, Ashburton – Guide price £165,000-£175,000 (Auction+)



This semi detached house is a generously sized family home with south facing gardens and views across beautiful countryside situated close to the River Ashburn, a few minutes' walk to a children's playground and within easy walking distance to the centre of Ashburton town, the gateway to the southern slopes of Dartmoor National Park.

Double gates lead onto a currently unused driveway with space to park two vehicles. The garden is a real feature - pleasant, private and easily maintained, predominantly laid with gravel and paving stones with a central suntrap patio area, shed, greenhouse and substantial shrubs. Unusually, the front door is at the back of the house. The hallway is open and airy and the kitchen/ diner measures 18'4" x 9'9", the kitchen fitted with a range of units as well as substantial full length larder cupboards, an integral double oven, hob and extractor. There is also a separate dining room with a fireplace made of local stone with a wooden mantle. In the lounge is a picturesque bay window overlooking the garden and the surrounding hills, window seating and plenty of storage space as well as a tiled gas fire with wooden surround.

All three bedrooms are double in size, the main featuring a bay window with open field and countryside views as well as a walk-in wardrobe. The bathroom is large with a pink suite and the landing provides additional space for a study or hobby area with a large picture window.

The house in Stonepark Terrace can be viewed by appointment with Wood's Estate Agents in Ashburton (01364 654006)

Meadfoot Lane, Torquay – Guide price £200,000+ (Auction+)

This spacious semi detached, individual period home occupies a secure and private plot tucked away behind high walls with a gated entrance onto a private drive with off road parking and



offers potential with excellent scope for extension, perfectly located within easy reach of the harbour side and town of Torquay.

An entrance vestibule leads to a cloakroom and spacious reception hallway. The 18' lounge is double aspect with two windows to the front and twin glazed doors into the sun room as well as a feature stone fireplace. From the sun room, patio doors lead into the gardens with views extending



over Torquay town centre to the seafront. The kitchen/ breakfast room is fitted with 'cathedral' style cupboards, provides space for a range cooker as well as a table and chairs, a door gives access to a kitchen garden and there is a walk-in larder. There is also a utility room, which is fitted with modern high gloss units.

Upstairs, the landing leads to three bedrooms. The main is double aspect with a range of built-in wardrobes and a deep square bay with tilt & turn windows giving access onto a decked sun terrace with views. The second bedroom is also double aspect. The bathroom is fitted with a four piece suite including a spa bath and there is also a shower room with a fully tiled walk-in shower cubicle. Further stairs from the landing lead to the second floor, where there are two spacious attic rooms with Velux windows.

The security gate is electronically operated. The tarmac driveway leads to a garage with electric door and an additional car/ boat port with a greenhouse and timber shed behind. Mature shrub, tree and evergreen borders provide a high degree of privacy while pathways meander through either side and gated access leads into the walled kitchen garden with raised beds, Torbay Palms, mature shrubs and a shed. A raised level area of deck is a fantastic vantage point.

The house on Meadfoot Lane is available to view by appointment with Dart & Partners in Teignmouth (01626 772507).

Richard Worrall, highly experienced auctioneer, who will take the gavel on the night and has visited every property in the sale personally, said: "All of the properties in this sale are in fantastic locations and all are ready to instantly become a home for their new owners. The flat in Budleigh Salterton is an ideal first purchase with its very affordable guide price and the others are very spacious three bedroom homes, each with its own unique features and appeal. They all represent excellent value for money and will make wonderful new homes, belonging to their new owners within 42 days of the auction."

For further property information or for details about buying or selling at auction, including the Auction+ service, visit www.theauctionagents.com or contact your local independent estate agent.

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Images are available from bubblepr@mac.com

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