

Notice of Public Auction

**Date:** 3pm, Thursday 3<sup>rd</sup> November 2011

18<sup>th</sup> October 2011

**Venue:** Sandy Park Conference Centre, Exeter

**Hosted by:** The Property Auction Group

## Great value homes and investments to be sold at auction

- Sandy Park Conference Centre, 3<sup>rd</sup> November 2011

An interesting selection of homes and investment opportunities in Devon and Cornwall will be sold at public auction on Thursday 3<sup>rd</sup> November, with The Property Auction Group.

Conveniently located at Sandy Park Conference Centre, home to Exeter Chiefs Rugby Club - just off Junction 30 of the M5 Motorway – The Property Auction Group's last event of 2011 will tempt buyers with an excellent choice of houses, bungalows and apartments in some of the most sought-after areas of the Westcountry, from St Ives to Torquay, with guide prices from just £40,000.

Bidding will start at 3pm for the collection of nine lots, each of which represents a substantial investment opportunity and will be sold under the hammer to the highest bidder. Most interested parties attend in person but with The Property Auction Group, real-time bidding is also available via the telephone and online at the Essential Information Group – the leading name in UK property auctions.

### **Genista, Carbis Bay, St Ives. Guide £200,000. Berwick & Berwick, St Ives (01736 799090)**



The first lot provides a rare opportunity to purchase an attractive two storey bungalow in one of the most desirable locations in the beautiful Carbis Bay, St Ives. It's been nearly a decade since a property became available on Tregos Road and Genista, with its guide price of just £200,000, is attracting a great deal of interest.

Although the detached bungalow is in need of general modernisation and updating, it offers generous living accommodation with front and rear porches and a hallway, sitting room and separate dining room – each with a bay window and open fireplace, along with a kitchen, bathroom, cloakroom and two double bedrooms downstairs as well as an attic room with views across St Ives Bay. Outside, Genista has front and rear gardens, mainly laid to lawn and well stocked with various shrubs as well as the potential for off-road parking. The Property has passed a mundic test, and it is available for inspection.

**Velindra, Hayle. Guide £100,000. Berwick & Berwick, Hayle (01736 759696)**

Velindra is a semi-detached bungalow in Hayle with a porch, hallway, dining room, large sitting room with bay window, kitchen, bathroom with corner bath, cloakroom, large conservatory and two double bedrooms. Built in the 1950's, some parts of the bungalow have been classified as being grade C Mundic and the mundic test is available for inspection, but sitting in a generous plot with a garage, front garden and a large rear garden, Velindra offers a superb opportunity for development or reconstruction.



Just over the border into Devon...

**Glenmoor, Sourton, Okehampton. Guide £195,000. Stevens' Estate Agents, Okehampton (01837 53300)**



Glenmoor is a delightful detached period cottage with secluded gardens and far reaching views, situated on the edge of Dartmoor National Park between Okehampton and Tavistock. The cottage has been extended to provide plentiful space with an entrance porch and hallway, living room with a multi-fuel burner in a beautiful Inglenook fireplace, fitted kitchen with marble worktops and peninsula divider unit, a large wood framed conservatory, inner hall, separate dining room, cloak room and office downstairs as well as landing, large bathroom and three double bedrooms upstairs. Outside, a gravelled parking area provides space for 3-4 vehicles and the garden is completely secluded, bordered by high Devon banks with a good sized lawn, flower and shrub borders, fruit trees and a raspberry bush, patio area, wood shed and block built workshop. A rare opportunity to purchase a detached country cottage with a guide price of under £200,000, Glenmoor also comes with a garage, modern oil fired central heating, double glazing and all new fascias and guttering.

**The Anchorage, North Tawton. Guide £130,000. Stevens' Estate Agents, Okehampton (01837 53300)**

The Anchorage is a substantial double-fronted town house in a convenient location on the High Street in the small former market town of North Tawton, approximately seven miles north east of Okehampton. Inside, The Anchorage offers a hallway, lounge with a



superb ornate Victorian fireplace, separate dining room with large fireplace, kitchen fitted with a range of recently installed units in light timber, laundry/ cloak room and study/ fourth bedroom. Upstairs, the landing leads to three double bedrooms – two with built-in cupboards and the master with the original metal fireplace, and bathroom with corner bath. Outside is an enclosed rear courtyard and attached store shed along with steps which lead up through a large rockery to a

further enclosed garden, well stocked with flowers and shrubs. With a guide price of just £130,000, The Anchorage presents an excellent opportunity for potential purchasers as a buy-to-let property or to become a spacious family home.

And the remaining five lots are all in Torquay...

**Flat 1, Flat 2 and Flat 4, Avenue Court, Torquay. Guide £75,000 each. Haarer & Motts, Torquay (01803 322557)**

Ideal for a wide range of buyers and investors is a choice of three apartments with off-road parking in a brand new development in Avenue Court, Torquay - an excellent location close to local shops and a level 10 minute walk to Torquay sea front. With a guide price of only £75,000, each of the apartments is accessed via a main front door and communal hallway and comes with an entry phone system and mains powered smoke alarms as well as fitted blinds and brand new beige carpets. The apartments have been finished to a very high standard with brand new, modern fittings; the kitchens come with a fitted gas oven, a four ring halogen hob, a brushed steel effect extractor hood and a wall mounted combination boiler and in each of the shower rooms/ WC's is a white suite including a fully enclosed double size shower cubicle with power shower along with a heated towel rail.



Each of the apartments is leasehold with a new 99 year lease, ground rent anticipated to be £50 per annum and maintenance to be shared between the leaseholders on a one fifth equal basis. The apartments are of varying sizes:



**Flat 1** is at ground level with a 13'3" x 12' L shaped lounge/ open plan kitchen. The kitchen is fitted with a range of cream coloured units and the 14'2" x 8'7" bedroom provides ample space for a double bed and wardrobes.

**Flat 2** is also at ground level with a 16'8" x 11'2" L shaped lounge/ open plan kitchen. The kitchen is fitted with a range of black glossy units and wood effect work surfaces. The bedroom is 15'3" x 8'5" and the shower room/ WC includes a deep walk-in cupboard.



**Flat 4** is on the first floor with a 13' x 13'5" L shaped lounge/ open plan kitchen. The kitchen is fitted with a range of cream coloured units, the bedroom measures 13'5" x 8'4" and the shower room/ WC also includes a deep walk-in cupboard.

**3 Melville Street, Torquay. Guide £40-45,000. Torquay Real Estate, Torquay (01803 327287)**



Staying in Torquay with another excellent investment opportunity, 3 Melville Street is a ground floor flat located close to bus routes and Torquay town centre with its local amenities and shopping facilities. With its own entrance and a guide price of just £40-45,000, the flat is an ideal purchase for investors or first time buyers. It provides a

hallway, bedroom with two storage cupboards, study/ walk-in storage room with a door to the rear, lounge with feature fireplace, bathroom with a shower and heated towel rail, and a fitted kitchen/ breakfast room with four ring gas hob, electric oven, extractor hood and combination boiler supplying the gas central heating and hot water along with space for other appliances as well as a table and chairs. The leasehold flat benefits from the remainder of a 99 year lease dated April 1986.

**6 Warbro Road, Babbacombe, Torquay. Guide £110-115,000. Torquay Real Estate, Torquay (01803 327287)**



6 Warbro Road is an attractive terraced house with three bedrooms in a convenient location, close to Cary Park and just a short walk from the sea front and the shops in Babbacombe and St Marychurch. The house is in need of some updating and modernising although it comes with a recently installed gas fired central heating boiler, some double glazed windows, spacious accommodation and enclosed gardens and with a guide price of only £110-115,000, is a purchasing opportunity not to be missed. Downstairs is an entrance porch and hallway, lounge with bay window, dining room and kitchen with a door to the rear garden. Upstairs, off the landing are the three bedrooms and bathroom with white suite. To the front of the house is a small paved garden with flower beds and to the rear, there is an outside WC and a fully enclosed, level garden with a small pond, two patio areas, a small vegetable garden with raspberries and gated rear access and beyond, a further small area of garden contains two garden sheds.

Bidding for the exciting collection of lots will start at 3pm on Thursday 3<sup>rd</sup> November 2011. Sandy Park Conference Centre is easily accessible, just off Junction 30 of the M5.

For further information or to view any of the properties being sold at the auction, contact the relevant estate agent. Details of the lots for sale also appear online and in the auction catalogue, available now at [www.thepropertyauctiongroup.co.uk](http://www.thepropertyauctiongroup.co.uk) or by calling the catalogue order line on 0907 706 8810. *(Calls cost £1.50 plus network extra's, callers must be 18+ and have the bill payers permission. Service provided by Digital Select Ltd, 271 Regent Street, London, W1B 2ES. Helpline: 0871 434 1036. This cost covers postage and packing and holds no profit for The Property Auction Group).*

**Digital images are available from [bubblepr@mac.com](mailto:bubblepr@mac.com)**

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