

Westcountry **team** estate agents embrace new multi-lot auctions

- Plenty of choice and new rules at inaugural events

A brand new style of property auction will be introduced to the South West next month. The first of the new-style auctions in Devon will be held on Tuesday 13th March at the Sandy Park Conference Centre, home to Exeter Chiefs Rugby Club, and Cornwall's inaugural event will take place on Thursday 15th March at the Kingsley Village Conference Centre in Fraddon. Bidding at both of the auctions will start at 6:30pm.

At the new auctions, some lots will go under the hammer with the traditional auction rules but Westcountry **team** estate agents have also embraced Auction + (plus) - a new property auction service which breaks those traditional 28 day completion rules, making buying at auction more relaxed and accessible to 'normal' home buyers as well as investors.

In traditional auctions, the fall of the gavel represents an exchange of contracts with completion of the transaction set within 28 days. With Auction +, on the fall of the gavel contracts are deemed to be exchanged and the buyer must place a £3,500 non refundable deposit with The Auction Agents Limited, with completion within 42 days thereafter (unless the buyer serves within 28 days the notice to withdraw from the sale - if such notice is served, the deposit is forfeited). This allows the purchaser, after the auction, to organise legal work, funding, etc, and will go a long way to taking the anxiety and fear factor away for buying at auction while also ensuring that both buyer and seller are committed to the deal.

Devon – Sandy Park Conference Centre, Tuesday 13th March, 6:30pm...

5 Sturt Cottages, Down St Mary, near Crediton (Helmores, Crediton 01363 777999). Guide £125,000 - £145,000. Auction +.

5 Sturt Cottages is an attractive stone-built Victorian cottage in a superb location on the outskirts of the picturesque village of Down St Mary, approximately five miles from Crediton and 13 miles from Exeter. The cottage stands high and enjoys magnificent



views across open Devon farmland with the centre of the village a short stroll away. Set back from the village road, a footpath in the pretty lawned front garden with stone wall leads to the cottage. The spacious accommodation is arranged over three levels. Inside is a staircase entrance hall and living room with an attractive granite-surround open fireplace, Parkray solid fuel room heater and heavily beamed ceiling. The kitchen/ dining room also has a beamed ceiling and is fitted with limed Oak fronted units and a larder. The rear entrance lobby provides access outside and there is also a utility/ cloakroom.

On the first floor is a landing, bathroom and two double bedrooms – one with a large walk-in wardrobe – while on the second floor is the generously-sized L-shaped master bedroom with magnificent rural views. To the rear of the cottage is a shared courtyard area as well as a useful stone-built outbuilding and fuel store.

5 Sturt Cottages was marketed at £154,950 in early 2011 and can be viewed by appointment with Helmores on 01363 777999.

14 Ellesdon, Charmouth (Fortnam Smith & Banwell, Charmouth 01297 560945). Guide £160,000 - £180,000. Auction +.

14 Ellesdon is an end-of-terrace, ex-local authority house in the coastal village of Charmouth. Within a level walk of the village centre, beach and primary school, 14 Ellesdon has double glazing and gas fired central heating as well as a south facing rear garden and residents parking.



An entrance porch leads to the hall with stairs. In the lounge is a Yorkstone fireplace with gas flame-effect fire and display shelving either side. The dual aspect kitchen is fitted with a range of cupboards and there is a utility with access to the garden as well as a downstairs WC. Upstairs, the landing leads to the three bedrooms and shower room with white suite and large shower enclosure. There are enclosed front and rear gardens with a connecting path, a paved patio and hardstanding for a shed and greenhouse and parking is available for residents to the rear of the house.

14 Ellesdon can be viewed by appointment with Fortnam Smith & Banwell in Charmouth on 01297 560945.

43-47 Okehampton Road, St Thomas, Exeter (Force & Sons, Exeter 01392 205040). Guide £650,000 - £750,000. Traditional auction.



This interesting and exciting lot represents a lucrative investment opportunity; the property is made up of three substantial adjoining town houses, currently trading as the Oke Lodge Guest House and Hotel and will be sold not as an ongoing concern but with vacant possession.

Well located and on the level, the property is convenient for the centre of St Thomas while also handy for the river and the city centre is less than a mile away. The property has been modernised and superbly maintained over the years, and all 21 bedrooms come with full en-suite facilities.

On the ground floor is a large dining area and a reception area as well as a single and five double bedrooms – there is ample scope to convert the reception and dining areas into communal kitchen facilities in order for the property to be let as individual rooms if required, subject to any necessary consents. On the first floor are four double and five single bedrooms and on the second floor are six double rooms. The rear garden is fully enclosed, private and sunny while to the front is off road parking for six vehicles.

43-47 Okehampton Road can be viewed by appointment with Force & Sons on 01392 205040.

8 West Street, Exeter (Force & Sons, Exeter 01392 205040). Guide £125,000 - £145,000. Auction +.

This attractive, individual three storey terraced town house occupies a historic location in the old West Quarter in the heart of the city and joins the old Roman city wall while being close to the quay and river walks.



The house has been improved with gas fired central heating along with a fitted kitchen and provides an excellent opportunity with potential as an investment and for the occupants, contemporary city centre living. On the ground floor is a hallway and living room with an archway to the kitchen, which is fitted with a range of units as well as an eye-level oven, electric hob and extractor. On the first floor is a utility room, a bedroom and the bathroom, and a further two bedrooms - both with built-in cupboards and one with superb views to the rear – make up the second floor.

8 West Street can be viewed by appointment with Force & Sons on 01392 205040.

47 Barcombe Road, Preston, Paignton (Bryce Baker, Paignton 01803 390000). Guide £75,000 - £90,000. Traditional auction.



An ideal purchase for cash buyers, developers, builders and investors, 47 Barcombe Road is a detached dormer bungalow on a decent sized plot, situated in the popular residential area of Preston with local amenities as well as beaches nearby. In need of structural repair and complete refurbishment, the bungalow is well proportioned with a generous amount of living space, front and rear gardens and a

garage as well as driveway parking.

Inside is a large enclosed porchway and spacious entrance hall with stairs and double doors to a lounge/ dining room. There is a double glazed bay window overlooking the front garden in each of these areas, along with a gas fire in the lounge. Also from the entrance hall is the bathroom with built-in shower cubicle, double bedroom with two double built-in wardrobes and the kitchen/ breakfast room fitted with a range of units, peninsular breakfast bar and a gas fire. A door from the kitchen gives access to a utility area, which leads outside and through to an outside WC. Upstairs, the landing leads to two further bedrooms, each with a built-in double wardrobe.

To the front of the bungalow is a level garden, mainly laid to lawn with planted borders and the driveway, which leads down the side of the bungalow to the garage. The rear garden is set on two levels with a patio area and a lawn with side flower borders, mature trees and bushes; steps with a rockery border to either side and an area of gravel chippings with mature hedging and shrubs giving the property some seclusion, as well as a small shed.

47 Barcombe Road can be viewed by appointment with Bryce Baker on 01803 390000.

78 Coombe Park Lane, Plymouth (Hennings Moir, Saltash 01752 850440). Guide £75,000 - £85,000. Auction +

78 Coombe Park Lane is an end of terrace older style house close to local amenities within the district of West Park, on the outskirts of Plymouth. With gas central heating, double glazing and a garage, this is an excellent opportunity to purchase a house with two bedrooms at exceptional value.



Inside, the entrance porch leads to the large, double aspect lounge/ dining room with feature fireplace and gas fire. The kitchen is fitted with a range of units along with a built-in oven and gas

hob and there is also a bathroom and utility room with a door to the rear garden. Upstairs are two double bedrooms – one with distant countryside views to the rear. The enclosed rear garden is laid to patio with a shed and a gate to the side for access, and there is also a door to the rear of the garage, which leads into the garden.

78 Coombe Park Lane can be viewed by appointment with Hennings Moir on 01752 850440.

32 Moorsend, Newton Abbot (Wood's, Newton Abbot 01626 336633). Guide £75,000 - £85,000. Traditional auction.



The sale of 32 Moorsend offers an excellent opportunity to first time buyers and investors alike. The spacious first floor apartment sits in a cul-de-sac in the popular residential area of Bradley Valley, towards the edge of Newton Abbot.

In need of updating and modernisation, the apartment comes with double glazing and a garage en-block with overhead storage and is entered via a communal entrance hall with stairs to the first floor. Inside the apartment is a private entrance hall and inner hall, both with storage cupboards, leading to the 16'10" x 12'11" lounge/ diner with a large window overlooking the communal gardens. The kitchen is fitted with a range of units and a larder cupboard and there are plenty of spaces for appliances as well as a small breakfast bar and a service opening to the lounge/ diner. Doors from the inner hall lead to the two double bedrooms and the bathroom.

32 Moorsend is a leasehold property on a long lease and can be viewed by open house on Saturday 3rd March between 11am and 1pm or by appointment with Wood's on 01626 336633.

Cornwall – Kingsley Village Conference Centre, Fraddon, Thursday 15th March, 6:30pm...

Matlock House, St Ives (Berwick & Berwick, St Ives 01736 799090). Guide £225,000 - £250,000. Auction +.

Matlock House is an attractive detached property on The Stennack in St Ives with sea views and original features including sash windows, exposed beamed ceilings and floor boards. The well presented and versatile accommodation presents the opportunity to be used as separate one and two bedroom holiday lets. The 26'6" living room is made up of a lounge area with open fireplace and a dining area. There is an exposed granite wall and open fireplace in



the breakfast room and the kitchen at the rear is an irregular shape with a Belfast sink and built-in shelves and cupboards.

The landing leads to two double bedrooms, each with views of the sea, and a shower room. And stairs from the breakfast room lead to the third double bedroom and a bathroom with corner bath and vanity unit. At the front of Matlock House is a concrete patio area and the front garden is laid to low-maintenance shingle with mature plants including Fuschia, Palm, Hazel, Willow and Eucalyptus.

Matlock House can be viewed by open house on Wednesday 29th February 4:00-5:00pm or by appointment with Berwick & Berwick on 01736 799090.

Fairhaven, near St Ives (Berwick & Berwick, St Ives 01736 799090). Guide £300,000 - £350,000. Auction +.



Sympathetically extended and modernised in recent years, Fairhaven is a beautiful detached traditional granite cottage with exposed beams, floor boards and some exposed granite walls as well as double glazed sash windows and extensive rural views in the village of Cripplesease, near St Ives.

Fairhaven is approached over a gravelled parking area. Inside the porch entrance is a hall with quarry tiled floor. In the double aspect lounge with its exposed granite and wood panelled walls and window seat is a beautiful large open fireplace a large granite lintel and solid fuel stove. The double aspect kitchen/ diner is fitted with a range of units along with a built-in oven, hob and extractor, and the sun room affords rural views to iron-age hill fort, Castle an Dinas. From the sun room, French doors lead outside to the decking area. Upstairs, the landing gives views over the Penwith Moors. From here, doors lead to the three double bedrooms and bathroom.

The large enclosed gardens are mainly laid to lawn with various mature plants and shrubs and a decking area. From the rear there are beautiful, extensive views over Penwith Moors. Fairhaven also comes with the opportunity to purchase two paddocks.

Fairhaven can be viewed by open house on Wednesday 29th February 12:00-1:00pm or by appointment with Berwick & Berwick on 01736 799090.

Park Lane Villa, Camelford outskirts (Parkway, Camelford 01840 212121). Guide £150,000 - £170,000. Traditional auction.

Park Lane Villa sits in Valley Truckle on the outskirts of Camelford. This extremely spacious family home occupies a lovely position, ideally located with the town and local schools, the North Cornish Coast for surfing and its picturesque villages, and Bodmin Moor for walking and rambling within easy reach.



Inside, Park Lane Villa has a large entrance hallway and the 18'5" x 15'2" lounge is a dual aspect room with patio doors, an open fireplace and woodblock flooring. The large dual aspect kitchen/ diner is fitted with a range of units as well as a breakfast bar and a rear lobby leads through to a utility room and WC. The bathroom is a good size with a shower cubicle and raised corner bath and three of the bedrooms are also downstairs.

Upstairs, a small landing leads to two further double bedrooms – each dual aspect with eaves storage and windows to the front and the rear with beautiful far reaching countryside views.

The detached dormer bungalow sits in a decent sized plot with parking for 3-4 vehicles to the front. A pathway around the bungalow leads to the rear garden, which is laid to lawn with open farmland views and a stone built-in seating area with pergola. Steps lead up to a gravelled patio area with a summer house. The garden is planted with shrubs and trees and there is a barbeque area, two garden sheds and a lean-to greenhouse.

Park Lane Villa can be viewed by appointment with Parkway Estate Agents on 01840 212121.

The Beacon, Tintagel (Kittows (Wadebridge) 01208 814055). Guide £275,000 - £325,000.

Auction +.



The Beacon is an attractive, immaculate and surprisingly spacious detached family house built to a high specification, sitting in a slightly elevated position with fine views to the front over open farmland and within walking distance of the centre of Tintagel village.

Built less than five years ago, The Beacon would be equally suited as a family home or as a 'second' home given its close proximity to the North Cornish Coast. Inside is an entrance porch and open plan entrance hallway with built-in cupboard and a fire door into the integral garage. The large open plan kitchen/ dining area is a particular feature, fitted with an extensive range of matching units and an island breakfast bar with solid

Beech worktops along with a built-in fridge/ freezer, hob and extractor, Neff oven and dishwasher and a door to the rear garden.

The large lounge boasts a flame effect gas fire with slate surround and hearth as well as farmland views and in the study/ ground floor bedroom is a fitted double wardrobe. Completing the downstairs is a bathroom with offset shower bath.

Upstairs, the landing has eaves storage. The generous master bedroom has uninterrupted farmland views, French doors opening onto an external paved balcony with wrought iron balustrade, two built-in wardrobes and eaves storage as well as an en-suite shower room with corner shower cubicle. Also upstairs are two further double bedrooms - each with wardrobes and eaves cupboards - and a bathroom with offset shower bath.

The integral garage houses the central heating boiler while a brick paved driveway provides ample space for parking for several vehicles and an attractive landscaped area sits at the front of the house to the side of the driveway. With side gate access, the enclosed rear garden contains a variety of mature shrubs and trees and includes a patio area with timber pergola and steps leading up to a gravelled pathway with a large lawn on either side as well as a summer house.

The Beacon really has to be seen to be appreciated and can be viewed by appointment with Kittows (Wadebridge) on 01208 814055.

The Auction + service brings the opportunity of bidding for property at auction to more buyers, with a fraction of the usual deposit required making it accessible to most people - not just investors and cash rich purchasers. It aims to achieve reasonable market prices and comes with a guarantee of completion within a set timeframe, avoiding the element of uncertainty for both parties.

The first of the new multi-lot auctions will be held at Sandy Park Conference Centre (just off Junction 30 of the M5) on Tuesday 13th March and at Kingsley Village Conference Centre (just off the A30 at Fraddon) on Thursday 15th March. Thereafter, auctions will be held at each venue on various dates throughout the year. Bidding at each auction will start at 6:30pm. Taking the gavel will be Westcountry **team**'s new and highly experienced auctioneer, Richard Worrall.

For further information, for an auction catalogue or to discuss entering your property in the next auctions, due to take place in May, contact your local **team** estate agent or to download an auction pack, visit www.theauctionagents.com.

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Digital images are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK. Over 100 **team** offices in the Westcountry and hundreds nationwide work together to sell property for clients. **team**'s 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

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