

Success at Helmores' first auction in three decades

Potential purchasers filled Helmores' High Street office last week for the sale of Jubilee House, near Chulmleigh. The attractive detached house was sold under the hammer at auction – the first at the Helmores office for 30 years and the launch pad for a new series of auctions to be held throughout 2012 and beyond.



Jubilee House nestles in its own grounds of approximately a third of an acre at Fortescue Cross, just a two minute walk from the Tarka-line railway station in the beautiful wooded Taw Valley. The substantial house and main lawned garden face south and are very secluded, approached by a long private driveway with detached garage. Inside is an entrance hall, sitting room, dining room, rear lobby, utility room/larder and kitchen fitted with Oak fronted units and appliances, as well as three bedrooms and a large bathroom.

There was standing room only at Helmores, which had attracted considerable interest with their marketing of this wonderful 1930's detached property. After an early flurry of bidding between two particularly interested parties, a third bidder entered the race and following a tense duel with one of the original bidders, managed to win the house with a final bid of £205,500.

Phil Morgan, partner of Helmores Estate Agents, commented: "The dramatic evening meant both buyer and seller were delighted with the final outcome, with Jubilee House being sold at the upper end of the guide price. It's great to see so many people supporting our return to auctions with a bang. Anyone interested in either buying or selling at auction in the Exeter and Mid Devon area or beyond is more than welcome to pop in and pick up the latest free auction catalogue or to call me or one of the team here for advice or information."

Helmores has entered 5 Sturt Cottages, an attractive Victorian cottage in Down St Mary into the next auction sale, taking place on Tuesday 13th March at Sandy Park Conference Centre, Exeter (home to the Exeter Chiefs Rugby Club by Junction 30 of the M5) beginning at a very convenient 6:30pm.

5 Sturt Cottages is a stone-built cottage in a superb location on the outskirts of the picturesque village, 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 will be sold at auction with a guide price of £125,000.

As part of Westcountry **team**, Helmores works with over 100 other agents in the South West and hundreds nationwide to sell more homes. For information, visit www.westcountryteam.com.

For further information on auction as a route to market or for plain and simple advice on buying or selling property, pop into Helmores at 111-112 High Street in Crediton's town centre, call 01363 777999 or visit www.helmores.com or www.teamprop.co.uk.

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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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