

Notice of public auction – 14th March 2012

Auction date: Tuesday 17th April, **Time:** 6pm

Venue: The Royal Seven Stars Hotel, Totnes

Agent: Wood's Estate Agents & Auctioneers, Totnes

Two opportunities for development in Totnes to be sold at auction

The Totnes office of Wood's Estate Agents & Auctioneers will hold an auction of two lots at The Royal Seven Stars Hotel in Totnes on Tuesday 17th April, with bidding beginning at 6pm.

The two lots to be sold at the auction each represents an excellent investment opportunity and is available to view by 'Open House' on Saturday 24th March or by appointment with Wood's in Totnes.

3 Priory Terrace



3 Priory Terrace sits on Priory Hill, close to Totnes town centre. The attractive mid terraced property enjoys views across Totnes to the fields beyond and, although fitted with UPVC double glazing, is in need of updating throughout offering plenty of scope and the opportunity for the new owners to create a home to their own design. Inside is spacious with an entrance porch, hall with stairs, lounge with fireplace, separate dining room, kitchen with under stairs cupboard and a door to the rear garden, bathroom, landing and three double bedrooms – two with fireplaces. To the front of the town house is a terraced courtyard area and stone wall while the enclosed rear garden is level with a number of vegetable beds and a concrete path leading to the rear gate with pedestrian access.

3 Priory Terrace goes to the auction with a guide price of £140,000 and will be available to view by 'Open House' on Saturday 24th March from 11am till 12pm.

Development site

The prime development site is on Warland in Totnes town centre. Behind a high stone wall and currently Trott Motorcycle Garage, the development site comes with planning permission, granted on 15th February 2012, to build a pair of semi-detached houses – each with a rear garden and

measuring 1200 square feet containing an entrance hall, kitchen/ breakfast room, lounge, utility and cloakroom downstairs along with a landing, master bedroom with en-suite shower room, two further bedrooms and a bathroom upstairs.



The development site goes to auction with a guide price of £200,000 and will be available to view by 'Open House' on Saturday 24th March between 12:30pm and 1:30pm.

Nick Wood, auctioneer, said: "These two lots offer fantastic yet very different development opportunities. The development site is in a prime position for new homes in Totnes and with an amount of modernisation, the house on Priory Terrace will make a lovely family home."

The six Wood's offices are members of **team**, working together with over 100 other **team** offices in the Westcountry and hundreds nationwide to sell more homes for clients. For further information about **team**, visit www.westcountryteam.com.

To arrange a viewing or for further information on either of the two lots, pop into the Wood's Totnes office at 1 The Plains in the town, call 01803 866336 or visit www.woodshomes.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.

For further information, please contact:

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