

Notice of property auction – 23rd April 2012

Sandy Park Conference Centre

Wednesday 9th May, 7pm start

Town and country delights for sale at new style auction - Wednesday 9th May, 7pm start

A choice of houses, cottages and flats as well as a shop and a barn conversion in town and country locations in Devon and Cornwall are to be sold at auction on 9th May at Sandy Park Conference Centre, home to Aviva Premiership Rugby Club Exeter Chiefs, with bidding to start at 7pm.

Entered by Westcountry **team** estate agents, six of the eight lots are offered for sale under the new Auction + (Plus) rules with which a required deposit of just £3,500, regardless of the purchase price, opens the opportunity of bidding at auction to more buyers – not just investors and cash-rich purchasers.

With Auction +, contracts are deemed exchanged on the fall of the gavel and the buyer must place the non refundable deposit with The Auction Agents Ltd. Completion is set within 42 days (unless the buyer serves notice to withdraw from the sale within 28 days, in which case the deposit is forfeited), which allows the purchaser, after the auction, to organise any further legal work and funding, etc, going a long way to taking away the fear and anxiety factor whilst also ensuring that both buyer and seller are committed to the deal.

For sale under the hammer on 9th May with the Auction + rules are two cottages, two period houses, an apartment and a barn conversion with guide prices starting at just £85,000 - £95,000.

The Triangle, Teignmouth, Devon. Guide price £85,000 - £95,000. Dart & Partners, Teignmouth (01626 772507)

In the heart of Teignmouth town centre, this spacious two bedroom apartment is close to shops, the sea front and the beach. On the first floor above Vision Express in the town, the apartment is entered via a communal staircase and hallway. Inside is an entrance hall, which leads to the 15'4" x 13'5" lounge with views over the



Little Triangle, kitchen fitted with units along with an integrated fridge, freezer and extractor hood and the shower room with its modern suite and oversize walk-in shower cubicle. An inner hallway leads to the two double bedrooms and a separate store from the communal hallway provides a useful storage area.

St Stephens Road, Saltash, Cornwall. Guide price £150,000 – Hennings Moir, Saltash (01752 850440)



Close to Saltash town centre, this four bedroom period town house is arranged over three storeys and has front and rear gardens as well as a parking space to the rear and views over the town and beyond. A gate and pathway through the front garden lead to the front door and entrance porch. From the hallway is the 17'4" x 12'9" lounge with fireplace and bay window, dining room with fireplace and kitchen fitted with units and a door to the garden. Beyond the kitchen is a utility room and cloakroom. Upstairs, the landing is split level with access to two large double bedrooms, WC and bathroom with wet room suite. On the second floor are a further two large double bedrooms. The rear garden is mainly laid to patio with flower and shrub borders.

The Barn, Starcross, Exeter. Guide price £150,000 - £175,000. Partridge Estate Agents, Exminster (01392 833888)

This individual and attractive three bedroom barn conversion sits in the heart of the pretty and popular estuary village of Starcross, approximately eight miles south of Exeter and around three miles from the coastal resort of Dawlish Warren. The character home is spacious and adaptable with an integral garage and covered off-road parking. Inside is an



entrance hall/ study and the 18'6" x 10'7" living room is bright and spacious with a Mahogany bar and an arch to the attractive dining room with its high vaulted ceiling. There is a shower room and the gallery kitchen is fitted with units and a cooker hood. Stairs lead from the dining room to a first floor mezzanine landing, which overlooks the dining room. Upstairs is the bathroom fitted with a white suite, three bedrooms – the first a generously sized double, particularly light room with two velux windows and a large exposed ceiling beam - and another spacious lounge with a gas wood burner style fire in a feature fireplace and a sliding door to a balcony.

67 Fore Street, Buckfastleigh, Devon. Guide price £150,000 - £170,000. Wood's Estate Agents, Ashburton (01364 654006)



This three storey four bedroom period cottage sits in a conservation area in the heart of the small moorland town of Buckfastleigh within Dartmoor National Park. The cottage has been modernised with great care to retain the character of the building and rather like the Tardis, it is much larger than it appears from the exterior photographs. Downstairs is a 19' x 13'6" cosy living room with a quarry tiled floor and fireplace with log burner and the kitchen is well fitted with attractive wood-fronted units and tiled work surfaces as well as an electric oven and gas hob. From the first floor landing is the bathroom, second bedroom and a further living room/ fourth bedroom with a cast iron fireplace. The second floor landing leads to two further double bedrooms. Immediately outside the back door is a useful stone and brick work shed. The rear garden is detached from the property on the other side of the River Mardle, over a bridge and along an attractive path. This enclosed, large, fairly level and south facing sun trap sits away from traffic and abuts the river with pleasant views. The current owners of the cottage rent a parking space near the garden.

Downalong Cottage, Westdowns, Delabole, Cornwall. Guide price £210,000+. Kittows (Wadebridge) (01208 814055)

Downalong Cottage is a delightful character cottage with three bedrooms and a garage sitting in a large plot with rural and coastal views at Westdowns, near the North Cornwall village of Delabole, approximately five miles driving distance from the town of Camelford and the beautiful coastal villages of Port Isaac and Tintagel. The



traditional stone and slate character cottage has been extended and although it is in need of some updating, the windows have been recently replaced and the kitchen is fitted with relatively modern, attractive units. Through the front entrance canopy is the entrance hall/ dining room with a slate fireplace, exposed beams and a Georgian door to the kitchen. In the sitting room is a stone open fireplace and exposed beams, there is a cloakroom and the rear entrance lobby has doors to the garden. On the first floor are the three bedrooms and the bathroom. A gate set in a Cornish hedge gives access to a parking and turning area in front of the garage and the extensive gardens are laid primarily to lawn with attractive borders. The lower part of the garden enjoys panoramic views of the surrounding countryside with the North Cornish coast in the background including, on a clear day, The Rumps near the mouth of the River Camel Estuary. There is potential, subject to planning, to add to the property to take further advantage of the beautiful views and there is room in the garden for the erection of a separate dwelling.

The Old Tannery, Cheriton Fitzpaine, Devon. Guide price £300,000+. Helmores, Crediton (01363 777999)



In a small hamlet of only a few properties around two miles from the village of Cheriton Fitzpaine in Mid Devon, The Old Tannery is a huge detached period house with four bedrooms, large gardens backing onto fields and stunning views across the surrounding countryside. The plot, although somewhat overgrown, extends to approximately three quarters of an acre and includes several outbuildings including a garage and workshop, modern timber sheds, stables, chicken houses, a greenhouse and a summerhouse. The original building dates back over 400 years and is now a well designed family home arranged over three floors, full of character with scope to create more living space, subject to the necessary consents. The property is approached over a drive with ample space for parking. Inside, the entrance hall has a slate floor and in the 17'9" x 17'9" living room are solid stripped floorboards as well as ceiling beams and an open fireplace. The kitchen/dining room is ideal for families – the large dining room has a wide opening into the kitchen, which is fitted with wood fronted units, part granite work surfaces and a Belfast sink along with a Rayburn and built-in electric oven and hob. In the utility room is a quarry tiled floor, a stable door to the outside and a door to the WC. On the first floor, the landing leads to a large bathroom and three double bedrooms. Stairs from here rise into the stunning light and open dual aspect master suite, which covers the entire second floor of 32'10" x 19'3" with full height windows taking in the wonderful vistas, exposed timbers, a vaulted ceiling and doors with Juliette balconies opening over the garden as well as an en-suite wet room with 'his and hers' basins. The sale of Old Tannery represents a wonderful opportunity to purchase an unusual and interesting piece of Devon.

The remaining two lots – both in beautiful Brixham, the picturesque fishing town at the southern end of Torbay on the South Devon Coastline - will be sold as traditional auction lots with a deposit of 10% payable on the fall of the hammer and completion set within 28 days.

Berry Head Road, Brixham, Devon. Guide price £100,000. Churchill's Estate Agents, Brixham (01803 882671)

Ideal as a seaside retreat or as a permanent home, this ground floor flat sits close to Brixham's Breakwater Beach – one of the area's cleanest and safest beaches and a particular favourite for scuba diving with some of the warmest and calmest waters in the country - and enjoys superb views of the Marina and the outer harbour as well as Torbay and the surrounding coastline. Inside is an entrance hall, bedroom with views of



Brixham Harbour, bathroom and an open plan lounge/ diner with kitchenette fitted with units and an electric cooker. From the main room, French Doors lead out onto the balcony, which provides amazing views over the lifeboat, breakwater, outer harbour and coastline of Torbay. A communal laundrette with coin-operated appliances is available and communal gardens, lawned with borders and a patio area, lie to the front of the building while parking is available to the rear. The flat is being sold with the remainder of a 999 year lease. The ground rent is just £50 per annum and the maintenance fee is approximately £419 per quarter, which includes buildings insurance, water rates, TV hire and maintenance of the communal grounds and areas.

Bolton Street, Brixham, Devon. Guide price £160,000 - £200,000. Churchill's Estate Agents, Brixham (01803 882671)



This investment lot is highly suitable as a home with income and comes with plenty of potential for further development. The property comprises a ground floor double fronted shop unit with two flats above and a patio garden/ parking area to the rear with expired planning permission for the erection of a three bedroom detached house. The shop, with its office, store room and outside

WC, is currently let at £650 per month.

Inside Flat 1 is an entrance hall and spiral staircase leading to a landing and a kitchen/ diner fitted with a range of attractive modern units as well as a built-in electric double oven and gas hob with filter hood over, fridge and freezer, dishwasher, washing machine and tumble dryer. A Baxi combination boiler supplies the central heating



and hot water and the windows are double glazed. In the double bedroom are two fitted double wardrobes and an en-suite bathroom. A spiral staircase leads to the large lounge on the second floor with feature pine mantel and eaves access. Flat 1 is currently let furnished at a rent of £460 per month.

Inside Flat 2, the hallway leads to the bathroom, kitchen fitted with units with flush white doors, gas hob, electric cooker and filter hood as well as a Baxi combination boiler. The double bedroom contains two built-in double wardrobes and the staircase from the hallway leads to the large lounge. A tenancy has just been agreed on Flat 2 at a rent of £425 per month.

Richard Worrall, auctioneer, said: "We have a great selection of properties to sell at this auction. All but one are presented in really good order and most are suitable for a wide range of prospective buyers. The detached cottage near Delabole is very attractive and constructed of traditional

Cornish slate and stone on a very large plot with views to the sea and with its guide of £210,000 there should be plenty of interest at the sale. The Old Tannery is a real gem in a tucked away hamlet and with a guide of only £300,000+, Helmores have already had a lot of viewings so we have high expectations for this one. The fantastic investment lot in Brixham has a potential income of £18,000 or more per year as well as the lapsed consent for a detached house at the rear and is already attracting very good interest. The flat in Brixham guided at £100,000 plus could earn over £10,000 per year in holiday letting income; the apartment in Teignmouth would make a lovely seaside home for a first time buyer or would also yield a good return and the two four bedroom houses along with the three bedroom barn conversion represent excellent value for money with the guides starting at just £150,000.”

For further information, for an auction catalogue or to view any of the properties, contact the selling agent. To discuss entering your property in the next auction, due to take place in June, contact your local **team** estate agent (find yours at www.westcountryteam.com) 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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