

Auction interest leads to sale well in excess of guide price

The sale and purchase of private property by auction is increasingly popular, stimulated by the current market conditions and the recent rise in the number of people once again seeking property as an alternative investment.

Churchill's, **team** estate agent in Brixham, South Devon, is delighted with the recent sale of a bungalow in the town, which it entered into the 23rd September sale of The Property Auction Group; but the bungalow didn't actually make it to the auction – there was so much interest, it was sold prior for a sum well in excess of the guide price.

The bungalow, in Douglas Avenue - a highly sought-after cul-de-sac close to the coastal footpath and Brixham's amenities - is detached with a generous south-facing lawned garden and sea views. With a hallway, dual aspect lounge, sun lounge, kitchen, bathroom and two bedrooms as well as a driveway, garage and store room outside, the bungalow was in need of general improvement and refurbishment. Auction now works for all kinds of property but is traditionally the route for those in need of work or unusual and difficult to value so Churchill's suggested auction as a method of sale for the bungalow.



In the lead up to the auction, Churchill's held two open viewing sessions at the bungalow, which attracted over 70 viewers. James Churchill, a partner in Churchill's, said: "We are thrilled with the sale of the bungalow. The auction generated so much interest, it's a shame the bungalow didn't make it to the actual event but the new owners had fallen in love with it and didn't want to lose it so they made a very good offer, which was above a number of others we'd received and significantly more than the guide price. My client and the new owners are all delighted. Although it didn't make it to auction, the interest generated was phenomenal which proves that for the right property, auction can be extremely effective."

Churchill's, established in 1869, is a well-respected local family business, which takes pride in its reputation founded on delivering a friendly, professional service with a personal approach. The busy agency operates from prominent, easily accessible high street offices with an eye-catching

window display and provides accompanied viewings and feedback, full colour advertising in print and online with all the major property portals and for absolute peace of mind, is a member of the Royal Institute of Chartered Surveyors, the National Association of Estate Agents and the Ombudsman Scheme – regulated with a code of practice.

For a no-obligation market valuation, to view a property for sale or for free advice on the sale of your property, contact Churchill's, **team** estate agent in Brixham; pop into the office at 25 Fore Street (opposite Tesco), call 01803 882671 or visit www.teamprop.co.uk or www.churchillsbrixham.com.

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Digital photographs 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, with hundreds of members. Westcountry **team** covers Cornwall, Devon and West Dorset, and consists of 68 members at this time, all of which work together to sell property for clients, and are actively committed to their nominated charity, Macmillan Cancer Support. **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:

Samantha Mason, Bubble Public Relations. Tel: 01869 248524. Mobile: 07957 364179. Email: bubblepr@mac.com
Churchill's, 25 Fore Street, Brixham. Tel: 01803 882671