

Property round-up – 2<sup>nd</sup> September 2010

## Coastal and inland property gems to go under the hammer

The Property Auction Group's fourth auction of 2010 takes place at 2pm on Thursday 23<sup>rd</sup> September at the Novotel, Marsh Mills, Plymouth.

The Group's event in July was extremely successful, achieving a healthy, above-average sale rate of 80% with over £1m worth of property in Devon sold to keen home-buyers and investors.

Going for sale under the hammer at the Group's next auction on 23<sup>rd</sup> September, will be an eclectic mix of residential and commercial property, investments and development opportunities throughout the South West, stretching from Hayle in Cornwall to Brixham in Devon and Chard in Somerset.

Three of the lots boast waterside views:

### **Elm Park, Millbrook, Torpoint, Cornwall – Guide £150,000**

*Richard Dolton Estate Agents in Torpoint (01752 813813)* is delighted to take to the auction a brick built cottage in a quiet backwater of Cornwall's coastal and rural Rame Peninsular. Southdown is a secluded hamlet of just a few properties overlooking the River Tamar



and its Empacombe inlet – a 'lost' location across the water from Plymouth with a boat slip nearby, Millbrook Marina within a ¼ mile or so and around a mile to the centre of Millbrook village. Boasting some beautiful, uninterrupted river views, the cottage is in need of some care and attention and would make an ideal project with an entrance porchway, entrance hall, 25'+ lounge/ diner with panoramic views, kitchen and rear porch as well as two double bedrooms and a bathroom. The front garden looks out across the river and the rear is enclosed with various storage sheds.



### **North House, Antony, Cornwall – Guide £300,000**

*Also entered by Richard Dolton in Torpoint (01752 813813)*, North House is a character, detached cottage with its own self-contained two bedroom flat in the village of Antony, approximately three miles from Torpoint, just over two miles from the Whitsand Bay coastline and across the river into Plymouth City Centre. Once part of the Antony Estate - home to Antony House, the magnificent National Trust mansion set in 25 acres of landscaped gardens and

parkland, a location for Tim Burton's recent adaptation of Alice in Wonderland – the original part of the cottage probably dates to the 1700's. In more recent years a two storey extension has been added and joined to the old barn to create a large property that lends itself to many styles of occupation. To the rear of North House – also believed to have served as a sawyers yard, a blacksmiths and a Post Office until the 1950's – is a splendid rural aspect with almost unobstructed views across farmland to the river and beyond.

Inside the main cottage is a 23' open plan lounge and dining room with feature fireplace, beams and central staircase. A second sitting room leads through to an inner hallway, modern bathroom, kitchen, breakfast area, utility and a large games room/ working/ crafts room in the old barn. Upstairs are four bedrooms, a separate WC and locked door giving access to the flat. The Barn self contained flat is being sold fully furnished and is currently let on an AST at a rent of £480pcm. Buyers have the option to become a landlord for an immediate income or to have vacant possession of the whole property, subject to notice. Inside the first floor self contained flat is a lounge, kitchen with appliances, bathroom and two bedrooms. Outside is a carport for two cars, parking for three further cars and well managed, level, lawned and sunny gardens with borders, shrubs and far reaching views.

### **Douglas Avenue, Brixham, Devon – Guide £180,000**

*Churchill's in Brixham (01803 882671)* is pleased to enter into the auction a detached bungalow with a generous south-facing lawned garden and sea views in a highly sought after cul-de-sac, close to the coastal footpath and Brixham's amenities and just over a ½ mile to Berry Head Nature Reserve. Inside the bungalow is an 'L' shaped hallway leading to the lounge - dual aspect enjoying views of the sea and the green space of Sharkham Point - along with a sun lounge, kitchen, bathroom and two bedrooms, the master overlooking the rear garden with sea views. Outside the bungalow is a driveway accessed via metal gates, as well as a garage and a separate store room. The front is mainly crazy paved while the rear garden, which measures approximately 50' x 70', has a sunny, south-facing outlook. This bungalow has much potential for refurbishment and extension.



Two of the lots are in coastal resorts:



### **Ventonleague Hill, Hayle, West Cornwall – Guide £249.950**

*David Berwick Estate Agents in Hayle (01736 759696)* takes to the auction a detached bungalow with three bedrooms and a granite built workshop in a secluded position close to the centre of the seaside town of Hayle. Sitting in large private gardens, the bungalow provides an entrance hall with access to the loft, living room with fireplace and 21'

kitchen/ diner with cast iron solid fuel fire and patio doors to the rear garden as well as three bedrooms, bathroom and separate WC, inner hallway, porch and shower room. The bungalow boasts attractive, well maintained gardens, mainly to the front of the property with lawns, shrubs and trees, a barbeque area with pond, patio area and a greenhouse. There is also parking for three cars along with a garage, coal store and the two storey granite built workshop, currently a store room, which could be converted, subject to relevant planning permissions.

**Lower Street, Dartmouth, Devon – to be sold in three lots:**

**Lot A: Guide £250,000, Lot B: Guide £100,000, Lot C: Guide £350,000**



*Freeborns Chartered Surveyors in Dartmouth (01803 832045)* is extremely pleased to enter into the auction freehold offices on ground and first floor levels and a freehold garage to the rear of the mid terraced, period property, which occupies a prime trading position within Dartmouth town centre, to be split into up to three lots. Within a

Conservation Area, an Area of Outstanding Beauty and a central shopping area in the centre of the beautiful riverside town, the property is presently used as offices with the benefit of ground rent from the leasehold maisonette over. The property provides an ideal opportunity for those seeking business premises or to convert into residential accommodation, subject to planning consents, etc. Lot A contains the ground and first floor office premises, made up of three offices, store room, kitchenette, hallway with Ladies and Gents WC's off on the ground floor and an office and store area upstairs. Lot B is the freehold end of terrace garage to the rear of the property, measuring approximately 18'9" x 11'3". Lot B will be initially offered to the purchaser of Lot A at the price guide of £100,000. In the event of Lot A not being sold, Lots A and B will be offered as one, to form Lot C.

And there are a number of investment opportunities inland too:

**Torquay Road, Kingskerswell, Newton Abbot, Devon – Guide £145,000**

*Wood's Estate Agents & Auctioneers in Newton Abbot (01626 336633)* is pleased to take to the auction the opportunity for



developers, businesses and investors to purchase commercial premises arranged over three floors, with a garden and planning permission for conversion into three self contained flats. Centrally located on the main Torquay Road in the popular village of Kingskerswell, near Newton Abbot and the English Riviera, the premises is currently made up of a collection of offices of varying size. The proposed development will turn the property into residential accommodation of three flats, each with two bedrooms, lounge, kitchen and bathroom.

### **Orchard Terrace, Kingskerswell, Newton Abbot, Devon – Guide £100,000**



*Woods Estate Agents & Auctioneers in Newton Abbot (01626 336633)* is also thrilled to offer investment bidders the chance to purchase a character cottage with two bedrooms and long front garden, tucked away in a little known position in the old part of Kingskerswell village, for around £100,000. In need of renovation, the

cottage is accessed via a lean-to entrance porch leading to the 17' lounge/ diner with doors to the hall with stairs and to the kitchen, part fitted with an oven and hob and leading to the rear courtyard and the bathroom. Upstairs are two bedrooms. To the rear of the cottage is small courtyard with steps rising to an extended garden area and to the front is a long garden in need of clearing.

### **Sandhurst House, High Street, Chard, Somerset – Guide £275,000**



*Fortnam Smith & Banwell in Chard (01460 68650)* is delighted to have submitted Sandhurst House, an interesting and historic Grade II Listed town house in Chard High Street, currently in the process of renovation. Structural work has been undertaken and the house now needs some minor completion works to create a stunning family home. The attractive stone property offers versatile accommodation over three floors. The original front door leads into the entrance hall. The 15'9" sitting room has sash windows and in the nearly 29' dining room is an ornate fireplace, door to the rear garden and original French doors onto a terrace. Still downstairs, the 16'9" lounge has a hamstone fireplace with wood burner and sash windows, the kitchen also leads to the rear garden and there is a cloakroom as well as a large utility room. Upstairs, the 18' landing provides access outside via a fire escape door and stairs to the second floor. Two of the bedrooms measure over 17' in length, one with an ornate fireplace and both with walk-in wardrobes. Bedroom three has revealed timbers and the 20' bathroom contains a suite and rolled top antique freestanding cast iron bath. On the second floor, the loft room/ bedroom four is over 26' with revealed timbers and plumbing for an en-suite. To the rear of the house is a large terrace, ideal for barbeques and entertaining. The walled garden is fairly private and mainly laid to lawn with attractive shrubs and flowers.

### **Old Exeter Street, Chudleigh – Guide £100,000 - £110,000**



*Teignbridge Estates in Chudleigh (01626 853940)* take to the auction a choice of two properties. Off Old Exeter Street is a charming cottage set in a quiet mews location just off the town centre of Chudleigh, with its village like atmosphere and town facilities. Inside the cottage is an entrance hall, sitting room, 19'+ kitchen/ breakfast

room, rear porch and downstairs WC, along with two double bedrooms, separate WC and bathroom. Outside the cottage is a courtyard garden and useful outbuildings.

### **New Exeter Street, Chudleigh – Guide £110,000**

The second property entered into the auction by *Teignbridge Estates in Chudleigh (01626 853940)* is an end of terrace cottage on New Exeter Street in the town. In need of refurbishment and redecoration, the cottage is well located with two reception rooms, kitchen, three bedrooms and a large walled garden.



And, already sold prior to the auction:

### **Oldway Road, Paignton, Devon – Guide £125,000**



*Bryce Baker Estate Agents in Preston, Paignton (01803 390000)*

is thrilled to have sold prior to the auction a period semi-detached house in need of refurbishment and some structural repair, which gave cash buyers, developers, builders and investors the opportunity to purchase an attractive property with potential in a good level location close to shops, bus routes and other local amenities as well as Preston sea front and the beach. With entrance porch, spacious entrance hall, cloakroom, lobby, kitchen, lounge, dining room and conservatory, three double bedrooms and bathroom, the property will make a wonderful home.

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Digital images are available from [bubblepr@mac.com](mailto:bubblepr@mac.com)

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