

Press release – 3rd March 2011

Property going to auction at Sandy Park, Exeter

- 3pm, Wednesday 16th March 2011

An excellent selection of South West property bargains and investment opportunities will be sold under the hammer by The Property Auction Group at Sandy Park in Exeter, home to Exeter Chiefs Rugby Club, on Wednesday 16th March 2011.

10 of the 12 lots are on or close to the South West coastline, six with Cornish sea and coastal views and a gardeners' delight in Exmouth. The auction also brings the opportunity to bag a three bedroom bargain at a guide price of just £110,000; to have a brand new home built on a rare £100,000 plot overlooking a lighthouse in the gorgeous Carbis Bay; to modernise, develop or extend for investment purposes or to create modern a family home; to complete the renovation of a Grade II Listed house with finishing work; and to take on a mixed use property with an immediate income. Bidding for the 12 lots will start at 3pm.

Lot 1 - 2 Elm Park, Millbrook, Torpoint, East Cornwall – Guide £130,000

Richard Dolton Estate Agents, Torpoint. Tel: 01752 813813

This brick built cottage sits 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.

Lot 2 – 13 Green Park, Cawsand, Torpoint. Guide £110,000

Richard Dolton Estate Agents, Torpoint. Tel: 01752 813813

This semi-detached house has three bedrooms and sits in a cul-de-sac in the popular seaside village of Cawsand, on the edge of Plymouth Sound. An ex-local authority home with a good sized plot and spacious accommodation, the house is not mortgage-able due to its non-traditional



construction, but has the potential to be upgraded. Downstairs, the 13'9" entrance hall provides a welcome to the ground floor, in the 26' lounge/ diner are two windows and a chimney breast at each end, and the kitchen is fitted with built-in double oven and hob. Upstairs are two double bedrooms and a single, along with bathroom. The large plot rises from the roadside and the gardens are lawned with two store

sheds and views over the bay from the top. There are two parking areas in the cul-de-sac for residents.

Lot 3 – 11 West Street, Millbrook, Torpoint. Guide £110,000

Richard Dolton Estate Agents, Torpoint. Tel: 01752 813813

Ideal for first time buyers, families and landlords, this mid terraced house in need of modernisation is situated opposite a pleasant green in the centre of the village of Millbrook, on the Rame Peninsular. In



the entrance hallway are two built-in storage cupboards and access to the 14'9" lounge with gas fire and the 17'9" kitchen, with very basic fittings. On the first floor, the landing gives access to the three bedrooms, bathroom converted for disabled use and separate WC. To the rear of the house is an enclosed courtyard with shed and to the front, a small area of lawn with borders.

Lot 4 – 5 Fore Street, Torpoint – Guide £145,000

Richard Dolton Estate Agents, Torpoint. Tel: 01752 813813



A mixed commercial/ residential investment property in the busy town centre of Torpoint, fully tenanted and producing £8,100 gross pa. The property comprises a lock-up shop on the ground floor, let at £4,200pa and a self-contained flat on the upper floors, let at £3,900 on an Assured Shorthold Tenancy. At street level is the front sales area with air conditioning. A short flight of steps leads to an office,

kitchen/ store room and two WC's with wash basin. Steps from a private parking area lead into a walled garden and staircase leading to the first floor, where there is an entry door and landing, and a bedroom, which is excluded from the Shorthold Tenancy. A private door leads into the maisonette, with a main hall, shower room and separate WC/ wash room. A double bedroom and study/ computer area occupy the upper first floor whilst on the second is a large room with open plan lounge/ kitchen.

Lot 5 – Devon Bungalow, Liskeard, East Cornwall – Guide £120,000

Jefferys Estate Agents, Liskeard. Tel: 01579 342400

Devon Bungalow occupies a prominent and convenient position set back from the road leading out of Liskeard, within walking distance of the town centre.



Built in 1920 and available to cash purchasers only, this attractive double-fronted bungalow is in

need of general modernisation and is believed to be of mundic block construction but occupies a large site, which offers some potential for redevelopment, subject to the necessary consents. With uPVC double glazed windows and doors, Devon Bungalow provides an entrance porch and entrance hall with stained windows, lounge and dining room - each with a bay window and fireplace - one with a gas fire, two double bedrooms with built-in wardrobes, rear hall, bathroom and kitchen. Outside is a built-in fuel store and workshop, and extensive, level lawned gardens to both the front and the rear of the bungalow.



Lot 6 – 22 Bayview Bungalows, Phillack, Hayle, West Cornwall - Guide £155,000

David Berwick Estate Agents, Hayle. Tel: 01736 759696



22 Bay View Bungalows is a two bedroom end of terrace bungalow, sitting in a large plot towards the end of a no-through road in The Towans area of Hayle, close to the river mouth with uninterrupted, breathtaking sea and coastal views overlooking The Towans Beach across to St Ives and just metres from the Coast Path and Hayle's famous three miles of golden sand. With sealed unit double glazing, a kitchen, living room, shower room and two bedrooms, 22 Bay View Bungalows also has front, side and rear gardens and a car port en bloc at the top of the lane.



Lot 7 – 23 Bayview Bungalows, Phillack, Hayle - Guide £155,000

David Berwick Estate Agents, Hayle. Tel: 01736 759696

23 Bayview Bungalows is next door to number 22, towards the end of a no through road in the Towans area of Hayle, close to the river mouth with stunning sea views from the rear garden and the front of the property overlooking The Towans Beach. In the bungalow is a kitchen, 18' living/dining area, double bedroom with views and a bathroom, and outside, there is a block built shed in the paved rear garden and a parking space next to the raised patio.



Both number 22 and 23 Bayview Bungalows represent an excellent opportunity as an investment for year-round holiday accommodation or potential for extending to create a lovely family home in one of the most beautiful locations in Cornwall. Subject to the relevant planning permissions, a second storey would really make the most of the spectacular location and stunning views.

Lot 8 – 21 Ventonleague Hill, Hayle – Guide £200,000

David Berwick Estate Agents, Hayle. Tel: 01736 759696



This detached bungalow with three bedrooms has a granite-built workshop and sits in a secluded position close to the centre of the Cornish 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 previously well maintained and attractive 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.



Lots 9 & 10 - Building plots in Carbis Bay, St Ives, West Cornwall – Guide £100,000 each

Cross Estates, St Ives. Tel: 01736 793939

This is an extremely rare opportunity to purchase two of the best affordable plots to come to the market in recent years. The plots are in an enviable location in a quiet residential cul-de-sac in the beautiful Carbis Bay, near St Ives, with views to Godrevy Lighthouse. Each has full planning permission for the development of a detached house with three bedrooms, garage – one detached and one integral, and gardens. Services are ready to be connected, and the vendor, a developer himself, is offering a 'Buy and Build' scheme to purchasers, in which they buy the plot and pay for the build, which is already designed and building regulations available, saving any new purchaser time and money.



Lot 11 – 101 St. John's Road, Exmouth, Devon - Guide £200,000

Partridge Estate Agents, Exminster. Tel: 01392 833888



This detached bungalow is situated in a highly favoured location, well back from the road with a long driveway. A gardener's delight, the bungalow is surrounded by large mature gardens of around a quarter of an acre. In need of extensive modernisation, the bungalow offers significant development opportunity with potential to extend or replace with a new dwelling, subject to consents. The entrance porch/ conservatory leads to the spacious entrance hallway. From the hallway is the living room – sizeable and bright with a triple aspect and fireplace, kitchen, two double bedrooms, bathroom and WC. Accessed via double gates and a long driveway to the front, there is parking for two or three vehicles and a garage, as well as garden with well-stocked borders. The rear garden is a real feature with lawned and paved areas, storage sheds, a conservatory and a kitchen garden with a variety of fruit trees and bushes, plants and shrubs.



Accessed via double gates and a long driveway to the front, there is parking for two or three vehicles and a garage, as well as garden with well-stocked borders. The rear garden is a real feature with lawned and paved areas, storage sheds, a conservatory and a kitchen garden with a variety of fruit trees and bushes, plants and shrubs.

Lot 12 - Sandhurst House, High Street, Chard, Somerset – Guide £275,000

Fortnam Smith & Banwell, Chard. Tel: 01460 68650

Sandhurst House is 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.



For further information or to view any of the properties being sold at the auction, contact the relevant estate agent. Details of the lots for sale appear online and in the auction catalogue, available now, at www.thepropertyauctiongroup.co.uk or by calling the catalogue order line on 0907 706 8810. *(Calls cost £1.50 plus network extra's, callers must be 18+ and have the bill payers permission.*

Service provided by Digital Select Ltd, 271 Regent Street, London, W1B 2ES. Helpline: 0871 434 1036. This cost covers postage and packing and holds no profit for The Property Auction Group).

- ends -

Digital images are available from bubblepr@mac.com

For further information, contact:

Samantha Mason, Bubble Public Relations, Tel: 01869 248524. Mob: 07957 364179. Email: bubblepr@mac.com
Joanna Marshall, The Property Auction Group, Freephone 08000 126126. Email: info@thepropertyauctiongroup.co.uk

www.thepropertyauctiongroup.co.uk

Westcountry's largest group of independent Estate Agents