

Notice of Public Auction

**Date:** 3pm, Thursday 14<sup>th</sup> July 2011

**Venue:** Sandy Park Conference Centre, Exeter

4<sup>th</sup> July 2011

**Hosted by:** The Property Auction Group

## Feast of Devon delights for sale by public auction

- 3pm on Thursday 14<sup>th</sup> July at Sandy Park Conference Centre

The next auction to be held by The Property Auction Group takes place on Thursday 14<sup>th</sup> July 2011 at Sandy Park Conference Centre, Exeter.

Bidding will start at 3pm for a mixed bag of lots, which offers for sale a feast of rural delights as well as a choice of town houses and a selection of plots with planning permission in Devon.

**Lot 1 is a bungalow on a 0.45 acre plot, entered by Rendells in Chagford (01647 432277)**

**with a guide price of £175,000.** Trescote sits on the edge of the west Dartmoor village of Bridestowe, in a plot of almost half an acre with a fine outlook and spectacular views of the dramatic skyline to the high peaks of Western Dartmoor. The bungalow is of non-standard construction and offers the opportunity for complete renovation or replacement, subject to consents. Trescote currently



provides accommodation extending to a total approximate floor area of 87.2 square metres (939 square feet) with an entrance porch and L-shaped hall, sitting room, separate dining room and three bedrooms as well as a kitchen, scullery and bathroom. The plot includes a driveway and plenty of space for parking as well as grass gardens and an orchard area complete with bluebells.

**Lot 2 is an attractive cottage with workshop, entered by Miller & Son in Launceston (01566 776055) with a guide price of £80,000.** Itsuitsus is a wonderful name for this traditional character



cottage close to the popular village of Lifton, West Devon. Inside, the cottage offers spacious accommodation with a lounge and separate dining room, 21'4" fitted galley kitchen, study, covered yard/ store room and cloakroom downstairs as well as a first floor landing, three bedrooms and bathroom. Outside Itsuitsus is a front garden and rear courtyard along with a log store and workshop.

**Lot 3 is a bungalow and adjoining house, entered by Partridge Estate Agents in Exminster (01392 833888) at a guide price of £250,000.**

The Paddocks sits in a delightful rural setting in the village of Kennford, near Exeter. Comprising a bungalow and adjoining house, The Paddocks is of interest to investors and developers having been let with an income of £14,940pa, as well as those looking for a versatile family home. Inside the bungalow is a spacious open plan living room, a



large lounge/ dining area, kitchen area with a modern refitted kitchen including a breakfast bar and an electric cooker and hob, bathroom and an inner hallway leading to the two bedrooms. Outside are spacious lawned gardens overlooking the adjoining countryside, parking for two vehicles and a storage shed. The adjoining house provides an entrance hallway, kitchen/ dining room fitted with attractive units as well an integral oven and hob, refurbished shower room and double bedroom downstairs. Upstairs is the landing and large lounge with exposed beams and outside the house is a good sized garden with shed.

**Lots 4 and 5 are plots of land, entered by Dart & Partners in Teignbridge (01626 772507) with a guide price of £100,000 each.**



The adjoining plots, which share a boundary with Milestone Farm, sit around a mile from the centre of Chudleigh in an area of outstanding natural beauty, widely regarded as some of the most attractive countryside in the country. Plot 1 measures approximately a third of an acre with services and planning permission for

residential occupation and stationing of a three bedroom mobile home. Plot 2 is made up of around seven acres, divided into four fenced sections.



**Lot 6 invites the audience to bid for a four/ five bedroomed house with annexe, entered by Partridge Estate Agents in Exminster (01392 833888) at a guide price of £325,000.**



Situated just within the Dartmoor National Park in the rural hamlet of Venton, a short drive from Exeter, Merrivale sits in lawned gardens adjoining fields with plenty of space for parking, wonderful views over countryside and moorland and spacious and versatile accommodation with potential for two-family living. The main house is substantial – downstairs is a conservatory entrance and main hallway, dining room, large lounge with open fireplace, modern shower room, quality fitted kitchen and rear lobby leading to a double bedroom and office/ bedroom/ family room. Upstairs, the landing leads to three further double bedrooms and large bathroom. The fully self-contained bungalow annexe offers a spacious

hallway and lounge, fitted kitchen/ dining room, bathroom and double bedroom. Merrivale also includes a garage and carport, store/ workshop and two garden sheds.

**Lot 7 is a charming period cottage with a partly finished annexe and a small barn, entered by the Wood's office in Chudleigh (01626 853940) with a guide price of £145,000.** This

character mews style cottage sits on New Exeter Street, just a short walk from the picturesque town centre of Chudleigh. Inside, the cottage retains attractive period features including open fireplaces and exposed timber work. The entrance hall leads to the sitting room and in the kitchen/ dining room is the original flagstone and brick floor as well as a solid fuel burner. Upstairs, the landing leads to the bathroom and two bedrooms. The cottage has excellent potential as a buy to let investment, to provide accommodation for a relative or for an additional income with an annexe adjoining at ground level. Partly finished with a sheet metal roof, the annexe contains a sitting room and potential kitchen/ diner as well a landing, two bedrooms and a potential shower room. Outside is an enclosed courtyard and a small barn with a tiled roof.



**Lot 8 is a period town house, entered by Falcon Property in Plymouth (01752 600444) at a guide price of £100,000.** In the established residential area of Mannamead, this terraced family



home is arranged over three floors, has been recently modernised and would make a lovely family home or investment. Some obvious cracks in the walls have been inspected by structural engineers, who recommend further investigation by the prospective buyer. But the house provides plenty of space - the lower ground floor has become a generously sized kitchen/

breakfast room fitted with contemporary style units and a door leading to the rear garden. Also on this level is a shower room with WC and a large store room. On the ground floor, the hallway leads to the front living room with a bay window and period fireplace with a wood burner. The living room is open with stripped wooden floors through into the dining room and there is a third room on this level, which used to be the kitchen, which would make an ideal bedroom or study. Upstairs, the landing leads to three bedrooms and a modern fitted bathroom. The house enjoys a lovely open outlook across the enclosed rear garden, over neighbouring rooftops and beyond.

**And lastly, Lot 9 is a building plot entered by the Wood's office in Chudleigh (01626 853940) with a guide price of just £35,000.** Adjacent to 41 Clover Rise, at

the end of a cul-de-sac in the village of Woolwell, to the north of Plymouth on the edge of the Dartmoor National Park, the plot adjoins farmland and comes with full planning permission for an end of



terrace house with bin store, hallway, kitchen, living room, cloakroom, landing, two bedrooms – one en-suite and a bathroom as well as parking for two cars and an enclosed rear garden.

Andy Crossman, chairman of The Property Auction Group, said: “Selling by auction is still by far the best route for quirky properties, those in need of repair or renovation and those offering opportunities for investment, dual family occupancy or an additional income. In our last auction, bidding for a Cornish bungalow in need of modernisation reached a staggering £63,000 over the guide price. With such a mixed bag of lots, we expect the auction on 14<sup>th</sup> July to attract plenty of potential purchasers.”

Bidding for the exciting collection of Lots will start at 3pm on Thursday 14<sup>th</sup> July 2011. Sandy Park Conference Centre is easily accessible, just off Junction 30 of the M5.

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 also appear online and in the auction catalogue, available now, at [www.thepropertyauctiongroup.co.uk](http://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).*

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

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