

Information – 2<sup>nd</sup> September 2009

## Round-up of forthcoming sale by The Property Auction Group

- Thursday 17<sup>th</sup> September, 2:00pm, Novotel, Marsh Mills, Plymouth

### **Teignbridge Estates, team estate agent in Chudleigh, Devon 01626 853940. Guide £45,000.**



The Studio – a self-contained ground floor studio flat, tucked away in a convenient location within walking distance of the heart of the picturesque town of Chudleigh, Mid Devon. With a new fitted kitchen, utility area, bedroom/ sitting room, shower room and separate WC, The Studio represents an ideal investment opportunity, is affordable for first-time buyers and has excellent letting potential.

### **Falcon Properties, team estate agent in Mutley, Plymouth, 01752 600444. Guide £50,000.**

A second floor ex-local authority flat on Union Street, close to the city centre and the Millbay Docks area - in need of modernisation and refurbishment but with double glazing and part gas central heating, the flat provides a hallway, 15' x 9'4" lounge, kitchen, bedroom and bathroom, and represents an opportunity for an early purchase in this area of imminent regeneration. With its colourful and diverse history, Union Street leads to the Millbay Docks area, which is about to see Plymouth's largest post-war development scheme of a waterfront district with new homes, shops, bars and cafés, new city and harbour squares, a marina, pedestrian areas, walking routes and cycle ways, and a luxury hotel.



### **Berwick & Berwick, team estate agent in St Ives, 01736 799090: Guide £75,000.**

A well presented one bed apartment in the higher part of St Ives, west Cornwall, less than a mile from the town centre, harbour front and surrounding beaches. Part of Stennack Court, a detached property divided into just four, this apartment is ideal for first time buyers or as an escape from busy town or city life. Communal hallway; private hallway with access to loft space; open plan lounge/ newly-fitted kitchen with breakfast bar, electric cooker and fridge; bedroom with canopied ceiling, built-in wardrobes and eaves storage; shower room with cubicle and communal garden areas front and rear.



### **Dart & Partners, team estate agent in Teignmouth, 01626 772507. Guide £110,000.**

Two adjacent building plots overlooking the Coombe Valley Nature Reserve in a popular residential area of Teignmouth on the south Devon coast, with planning permission (granted in August 2008) for the erection of two three-storey homes, each with its own car parking space; two bedrooms and the option for a third along with a family bathroom on the second floor; on the first floor, a kitchen and dining/ living room and separate WC; and on the ground floor, a large lounge.



**Parkway, team estate agent in Camelford, 01840 212121. Guide £185,000**



Clarenda is an extremely spacious, detached bungalow close to Camelford town centre with entrance porch and hallway; sitting room with tiled fireplace; dining room; large fitted kitchen/ diner; sun lounge enjoying views over the rear garden and a conservatory/ porch providing access to the garden at the side. The three bedrooms are of reasonable size and a shower is available in the bathroom and the shower room. The hat and cloak area gives access to the attached garage. The gardens are also large and spacious, with lawn and a driveway to the front, a paved patio to the side and to the rear, more patio with lawns and well-stocked flower beds, two timber sheds and a greenhouse.

**Woods, team estate agent in Ashburton and Richard Copus, 01364 654006. Guide £190,000.**

Rowen – a substantial and versatile, detached chalet bungalow with five bedrooms sitting in a good size plot on the edge of the village of Bickington, approximately four miles from Newton Abbot, mid Devon. Rowen is somewhat dated inside and there has been some movement to the building. The large bungalow is extremely spacious and with delightful gardens and wonderful countryside views, it will make an excellent family home. Downstairs is a 30' lounge/ diner with attractive stone fireplace, woodburning stove and triple aspect views; kitchen; laundry room; rear porch/ utility room; two bedrooms and a cloakroom. Upstairs are a further three bedrooms - master double aspect with views - a shower room, bathroom and separate WC. The large, attractive gardens are mainly laid to lawn with flower borders. This is an opportunity to renovate and rebuild or to use the site for development, subject to planning consent. A structural engineer's report is available for inspection.



**Rendells, team estate agent on Dartmoor, 01647 432277. Guide £200,000.**



Cornerways – a partly renovated and extended chalet bungalow with four bedrooms and country views on a large south-facing plot in the village of Milton Abbot between Tavistock, Devon and Launceston, Cornwall. Planning permission was granted in 2005 for conversion of the loft and integral garage, and the installation of dormer windows to radically increase the accommodation. The heavy site work has been undertaken but the project remains unfinished and could be a suitable opportunity for both professionals and ambitious homeowners. The two separate driveways would allow the plot to be more easily divided for possible future development, subject to necessary consents. Cornerways has a brand new fitted kitchen and central heating boiler, and the bathroom has been upgraded. The large entrance hall leads to the dual aspect sitting room with bay window and fireplace and to the dual-aspect kitchen/ diner and bathroom. The inner hall gives access to two bedrooms and the part finished second reception room. Upstairs are two further bedrooms, each with unfinished en-suite shower rooms. In the large gardens is a separate garage/ store.

**Helmores, team estate agent in Crediton, 01363 777999. Guide: in excess of £250,000.**

St Swithuns – an individual, detached home in a superb, secluded location within walking distance of Crediton town centre. Built in 1923 by high quality craftsmen, St Swithuns sits in a large plot and retains many original features. Although in need of modernisation, the spacious property offers an excellent opportunity to become a wonderful family home. St Swithuns has two driveways – one leads to the front door and the other with ample parking leads to a detached double garage with workshop/ garden store. Downstairs is an entrance hall and



cloakroom; fitted kitchen/ breakfast room; utility/ studio in need of some completion works; lounge with original open fireplace and bay window overlooking the garden, town and countryside beyond; dining room with original open fireplace; a small sun lounge with open views and a study with original tiled fireplace. Upstairs, the semi-galleried landing leads to four bedrooms – master with cast iron fireplace and bay window with fine views, and fireplaces in bedrooms two and three – all a good size. From bedroom three is an additional room, suitable as a small bedroom, a cot room or a dressing room. Also upstairs is a large shower room with walk-in shower and separate WC. The gardens are a lovely feature of St Swithuns – mature and secluded with ample room for possible extension, subject to necessary consents.

**Stevens', team estate agent in Okehampton, 01837 53000. Guide £300,000.**



The Strand Shopping Centre represents a superb and rare investment opportunity, sitting in a prominent position on the main and busy approach into Bude, North Cornwall. In a conservation area overlooking the canal and within a close level walking distance of the beach, The Strand contains a restaurant and 12 retail units with current tenants including gift shops, hairdressers and an internet café. The arcade also provides cloakroom facilities for staff and customers. A freehold purchase providing the opportunity to adapt the arcade subject to planning consents, each shop in The Strand has a Tenancy at Will and pays a rent along with a service charge for the upkeep and maintenance of the main arcade. When fully let, the rental income totals approximately £42,500.

To find out more, contact the selling agent or visit [www.thepropertyauctiongroup.co.uk](http://www.thepropertyauctiongroup.co.uk) or [www.teamprop.co.uk](http://www.teamprop.co.uk).

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