

Press release – 6<sup>th</sup> April 2009

## Auction update – two very different Teignbridge properties

A range of properties, development and investment opportunities throughout the Westcountry will be going to auction with The Property Auction Group at 2:00pm on Thursday 23<sup>rd</sup> April at the Novotel at Marsh Mills in Plymouth.

Among many entries confirmed for sale are these two very different properties in the Teignbridge area:

### **Three bedroom town house with parking (via permit) in Newton Abbot**



Woods, **team** estate agent in Newton Abbot, is delighted to offer for sale by auction this three bedroom mid terraced town house within walking distance of the bustling town centre and amenities.

In need of general modernisation and some remedial drain repair, the attractive property has an entrance hall with staircase, and lounge with bay window and tiled fireplace. The dining room has an open fireplace, and the kitchen with larder cupboard leads to the separate WC.

Upstairs are three bedrooms, two with built-in cupboards, and the bathroom hosting a white suite. To the front of the property is a small garden and to the rear, a courtyard garden with shed and easily-maintained garden area of gravel with beds and borders.

Resident's parking is available to the front of the property via a resident's parking scheme. The guide price for the property is £100,000 - £110,000. For further information, contact Woods, **team** estate agent in Newton Abbot on 01626 335008.

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## **Substantial four bedroom detached house in Chudleigh**

Teignbridge Estates, team estate agent in Chudleigh, is thrilled to offer for sale by auction this substantial four bedroom detached house set in a large plot, immediately adjacent to the A38 Devon Expressway.

This spacious, much extended home on a large and level plot has a rural outlook and gardens extending some 125' to the front, laid to lawn, and 55' to the rear with its flagstone patios, flowers, shrub beds and borders. A long gravel driveway leads to the extensive parking and turning area outside the house and detached double garaging and workshop.



The spacious entrance hall with stairs leads to the 22'9" x 10'10" triple aspect lounge enjoying distant rural views; study and dining room, which opens through to the kitchen fitted with white fronted units, electric cooker and Neff hob. A rear lobby leads to the utility/ cloakroom, fitted with white-fronted units, sink and WC; and the second reception room with open fireplace with marble surround.

On the first floor is a double aspect landing and 18'8" x 15' triple aspect master bedroom with distant rural views, dressing room and large en-suite shower room. Three other generously-sized bedrooms sit alongside the large, spacious bathroom with white suite, currently being renovated. A large hall area has potential to form an en-suite to bedroom three.

The guide price for Silverton House is £325,000. For further information, contact Teignbridge Estates, **team** estate agent in Chudleigh on 01626 853940.

For further information, a free, no-obligation market appraisal or expert advice on selling by auction or private treaty, contact The Property Auction Group on Freephone 08000 126126. A full auction catalogue and details are available at [www.thepropertyauctiongroup.co.uk](http://www.thepropertyauctiongroup.co.uk).

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

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