

TO AUCTION - DEVELOPMENT/INVESTMENT OPPORTUNITY

**BUILDING SITE FOR DETACHED SINGLE STOREY COTTAGE AND EXISTING COMPLETELY REFURBISHED 2
BEDROOM SEMI DETACHED HOME**



**ASHPRINGTON
TOTNES**

**PRICE
Guide Price £320,000**

REF DWO0491

PRICE GUIDE: £320,000

**FOR SALE BY PUBLIC AUCTION TUESDAY 2ND MARCH 2010 AT 6PM THE ROYAL SEVEN STARS HOTEL,
FORE STREET, TOTNES (UNLESS SOLD PREVIOUSLY)**

VIEWING: By appointment with Wood's Estate Agents and Auctioneers 01803 866336

DIRECTIONS

Proceed out of Totnes on the A381 Western By Pass and towards the top of the hill turn left sign posted Ashprington. On approaching the village, the cottage can be found on the right hand side.

SITUATION

1 Dunstone Cottages is situated close to the edge of Ashprington. Ashprington is a very desirable village, situated approximately 2 miles from Totnes. Ashprington has many period properties and is within walking distance of the River Dart and Bow Creek.

DESCRIPTION

1 Dunstone Cottages is a charming semi-detached stone property which has recently been refurbished and modernised by its current owners. The cottage benefits from a pretty; manageable sized garden with parking. 1 Dunstone Cottages will appeal to a variety of purchasers, including holiday cottage investors, early retired and working couples.

The building plot is situated behind a stone wall. Planning permission was granted on the 5th January 2010 and the application number 01/0991/09/F for the "construction of residential dwelling"

The ancient borough of Totnes enjoys a prominent position above the River Dart. The town is one of Devon's gems: full of both colour and character that stems from a rich cultural, historical and archaeological heritage. It is the second oldest borough in England and is full of facilities to include its own hospital, two supermarkets, interesting shops and galleries together with the riverside walks, Guild Hall, Churches and its very own Norman Castle. The railway station links directly with London Paddington and the A38 Devon Expressway is only 15 minutes away joining it at Buckfastleigh, giving excellent access to Plymouth and northbound Exeter. There are also excellent bus services in the locality of Totnes connecting to fabulous beaches and inland to Dartmoor.

TO AUCTION

BUILDING PLOT FOR SINGLE STOREY COTTAGE

The accommodation comprises
ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, KITCHEN, BEDROOM 1, BEDROOM 2, BATHROOM
OUTSIDE: FRONT AND REAR GARDENS, PARKING

1 DUNSTONE COTTAGES

The accommodation comprises with approximate measurements:
Oak front door leading into:

ENTRANCE HALL

Arch through to:

LOUNGE 14'9 x 11'6 (4.5m x 3.51m)

A delightful double aspect room with uPVC double glazed windows to front and side. Flame effect electric fire set into a attractive surround and mantle. 2 Radiators. Arch leading to inner hallway area.

INNER HALLWAY

Under stairs storage cupboard. Door through to:

DINING ROOM 14'7 x 11'3 (4.44m x 3.43m)

Double aspect room with uPVC double glazed windows to front and side rear. Radiator. Electric flame effect fire. Wall mounted up lighters. Pine part glazed door through to stairs leading up to first floor landing.

KITCHEN 8'2 x 7'1 (2.49m x 2.16m)

A brand new quality kitchen with a comprehensive range of wall and base level kitchen units comprising cupboards and drawers. Built in stainless steel electric oven with touch control electric hob above. Built in fridge/freezer. Space and plumbing for washing machine. Solid wood work tops. Belfast sink with mixer taps. Tiled walls. Tiled flooring. uPVC double glazed window to rear aspect. Door leading out onto rear garden.

Stairs with banister lead to **FIRST FLOOR.**

LANDING

Airing cupboard housing new heatrae sadia electric systems with factory lagged hot water cylinder and pressure systems. Access to loft space. Boarded with power and light connected.

BEDROOM 1 - 14'9 x 11'7 (4.5m x 3.53m)

A double aspect room with uPVC double glazed windows to front and side with beautiful views towards the village. Radiator. Television point.

BEDROOM 2 - 9'9 x 6'9 (2.97m x 2.06m) extending to 10'2 (3.1m)

uPVC double glazed window to side aspect. Radiator.

BATHROOM/SHOWER ROOM

White suite comprising feature claw foot bath. Fully tiled shower cubicle with power shower. Low level w.c. Pedestal wash hand basin. Obscure glazed window to rear aspect

OUTSIDE

The property is approached from the road via two steps leading up to the front door. To the front of the property there is a small area of shrubs and flowers bordering onto the road.

REAR GARDEN

The rear garden is mainly laid to lawn with a paved patio area ideal for sitting out, relaxing and entertaining. At the far end of the garden is a raised stone border stocked with shrubs and bushes. Small brick storage shed. The rear garden can be accessed from the Kitchen via steps. Fenced area for bins etc.

PARKING

To the rear of the garden is a **PARKING AREA FOR 2 CARS**, this is accessed via a right of way over the adjoining land.

TENURE: Freehold

Auctioneers: Wood's Estate Agents & Auctioneers, 1 The Plains, Totnes, TQ9 5DR - 01803 866336

Solicitors: David Watson, Eastleys Solicitors, Courtyard Chambers, 46 Fore Street, Totnes, Devon, TQ9 5RP - 01803 864888

METHOD OF SALE & COMPLETION: The property is to be sold by public auction and offered in one lot. The property will be subject to an undisclosed reserve price. Completion is set for 28 days after the 2nd March or sooner by mutual agreement. The vendor reserves the right to sell the property prior to auction. The auction date and the auctioneers reserve the right to bid on behalf of the vendor.

DEPOSIT: The fall of the hammer represents a contract and a 10% deposit is payable at the time.

LOCAL AUTHORITIES & STATUTORY BODIES: South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 4XX Tel - 01803 861234

SERVICES: Mains water, electricity and drainage to cottage. Services to building plot - purchasers to make their own enquiries.

SPECIAL CONDITIONS OF SALE, SEARCHES & OTHER RELEVANT DOCUMENTATION: Searches and other relevant documentation are available for inspection the agents offices during normal office hours, or for inspection or purchase at Eastleys Solicitors, Courtyard Chambers, 46 Fore Street, Totnes, Devon, TQ9 5RP - 01803 864888

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Items shown in photographs are not included; they may be available by separate negotiation.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.