



1, 2 and 3 Pool Hill

1, 2 and 3, Pool Hill, Bridestowe, Devon EX20 4EW



Bridestowe Village – A30 (Sourton Down)
2.3 Miles - Okehampton 6.1 Miles

3 Terraced houses with gardens for renovation and/or redevelopment.

- For Sale by Online Auction
- 3 x 2 Bed terraced houses requiring modernisation/renovation
- Situated within the Bridestowe village settlement boundary
- Village Location
- Council Tax Bands – Band B
- Auction Range Guide £375,000 to £425,000
- Freehold
- EPC Bands No 1 - E, No 2 - E, No 3 - D

Auction Guide
£375,000



METHOD OF SALE

The property will be offered for sale by Online Auction (unless sold prior). The auction end date is 1st of May 2025 at 4pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION

The properties are situated in Bridestowe village which lies about 2.3 miles from the A30 at Sourton Down in West Devon. The A30 is the main transport route through Mid Devon and links Exeter in the East to Cornwall in the West. Bridestowe village offers a primary school, church, pub and village hall. The town of Okehampton offers a large range of services to support the wider rural population. Local villages and town centres boast various shops and amenities to support the busy rural community including Mole Avon country stores in Okehampton and Maunders Farm and Country in Launceston.

DESCRIPTION - AUCTION GUIDE £375,000 - £425,000

1, 2 and 3 Pool Hill is a terrace of cottages of local stone construction with rendered elevations under tiled roof. The roof tile material on No. 2 and 3 is unknown, No. 1 was re-roofed around end of 2016 with artificial slate and the Old Blacksmith natural slate. The windows are a mixture of timber and uPVC windows. The floorplan and site plan illustrate the size and layout of the properties. The property lies within an area that contains Radon gas. Further details available from the agents.

OUTSIDE

To the rear of the properties are gardens and includes the timber sheds and redundant hot tub. There is public, unrestricted roadside parking available outside the property.

PLANNING

The properties and gardens are located within Bridestowe's village settlement boundary of Bridestowe and Sourton Neighbourhood Development Plan 2016 – 2034. Policy H2 states "development proposals will be supported within the development boundary subject to compliance with other policies in the development plan." No. 1 Pool Hill is subject to Housing Act 2004 Part 1 – Sections 11 and 12 Improvement Notice served by West Devon Borough Council. West Devon Borough Council have indicated that as soon as the property is sold and the purchaser notifies the Council of their intentions to deal with it by either demolition or total/extensive refurbishment, The Housing Act 2004 Notices will be withdrawn. (Subject to refurbishments agreed with the Council) Further details are available from the estate agents.

SERVICES

Mains water, electricity and drainage.
Phone Reception - Provider most providers "Likely" (Ofcom)
Broadband Availability - Up to Ultrafast (Ofcom)

ACCESS

Direct access to the public highway.

TENURE AND POSSESSION

The property is freehold and is available with vacant possession on completion.

LOCAL AUTHORITY

West Devon Local Authority - www.westdevon.gov.uk

WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

COMPLETION DATE

The completion date will be 20 working days after the auction or as dictated by the solicitor.

DEFINITION OF AUCTION GUIDE AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range. Guide prices may change at any time prior to the auction.

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000 inc VAT. From this a 'buyers fee' of £2,400 (inc VAT) is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.

An additional 'administration' fee of £1,200 including VAT will be payable by the successful purchaser immediately after the auction.

DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for administration.

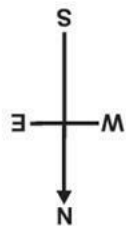
AUCTION LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

VENDORS SOLICITOR

Kate Gay Ashfords LP Ashford House Grenadier Road
Exeter EX1 3LH
k.gay@ashfords.co.uk 01392 333671





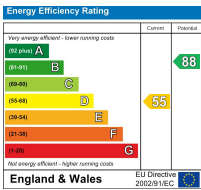
Approximate Area = 2747 sq ft / 255.2 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1125053

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 680059

farmagency@stags.co.uk

stags.co.uk



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