



5 Pool Hill, Bridestowe, EX20 4EW

2 Bedroom terraced house with garden for renovation.

Bridestowe Village - A30 (Sourton Down) 2.3 miles - Okehampton 6.1 miles

• For Sale by Online Auction • 2 Bedroom Terraced House • Requiring Modernisation/Renovation • Village Location • Council Tax Band A • Auction Range £115,000 - £125,000 • Freehold

Auction Guide £115,000

01392 680059 | farmagency@stags.co.uk

METHOD OF SALE

The property will be offered for sale by Online Auction (unless sold prior.) The auction end date is 1st of May at 5pm. 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 property is situated in Bridestowe 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, West. Bridestowe village boasts a primary school, church, pub and village hall. The market town of Okehampton offers a larger range of services and amenities to support the wider rural population.

DESCRIPTION - AUCTION GUIDE £115,000 - £125,000

5 Poole Hill is a terrace cottage of stone construction with rendered external elevations under a tiled roof. The windows are predominantly timber, single glazed and one rear uPVC window.

INTERNAL DESCRIPTION

The front door opens to a sitting room with a fireplace, housing a wood burner and former bread oven. A doorway leads through to the kitchen, fitted with single sink base unit. A kitchen doorway leads to a rear lean-to, housing the downstairs cloakroom which is fitted with a WC. Stairs from the kitchen lead up to a first floor landing area. A door leads off to bedroom 1 with an en-suite bathroom, fitted with bath, basin, electric shower unit and hot water tank. A second door from the landing leads to

bedroom 2.

EXTERNAL DESCRIPTION

Outside there is a rear garden which includes 2 timber garden sheds.

SERVICES

Water and Electricity - Mains
Drainage - Mains

ACCESS

Direct access to the public highway.
Please refer to the Statement of Truth included within the auction pack for historic access arrangements to the garden at No 5.

TENURE AND POSSESSION

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

FIXTURES AND FITTINGS

For the avoidance of doubt, any items left at the property will be included in the sale.

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
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VIEWING

Strictly by appointment only and during daylight hours. Please contact Stags Farm Agency on 01392 680059.

DIRECTIONS

From the A30 at Sourton Down follow signs for Bridestowe. The property is found on the left as you enter Bridestowe village and is marked by a Stags sale board.

DISCLAIMER

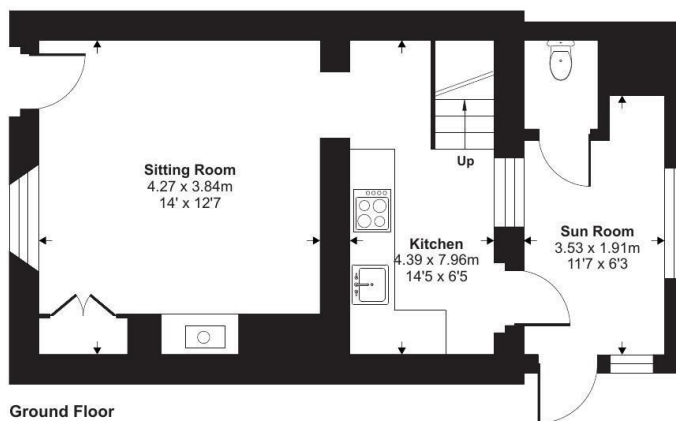
These particulars are a guide only and are not to be relied upon for any purpose.



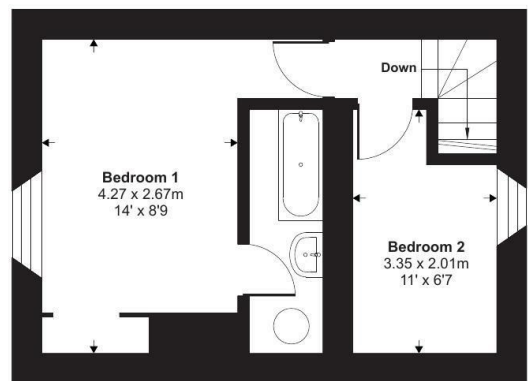


Approximate Area = 689 sq ft / 64 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlchecon 2024. Produced for Stags. REF: 1125058



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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.