



12 Belfield Avenue, Marldon, Paignton, TQ3 1NU

A great opportunity to refurbish a detached property in an elevated position set within a popular South Hams village on the edge of Torbay.

Torquay 4 miles, Totnes 5 miles, Exeter 22 miles

- Online Auction - Tuesday 17th March
- Detached family home
- 1082 sqft of accommodation
- Open plan reception space
- Opportunity to improve
- Views across the village
- Freehold
- Council tax band: C

**Auction Guide £275,000**

01803 865454 | [totnes@stags.co.uk](mailto:totnes@stags.co.uk)

## METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Tuesday 17th March at 16:30.

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](http://stags.co.uk) on the Auction Page.

## SITUATION

The property is situated close to the old centre of the pretty South Hams village of Marldon bordering some of South Devon's most picturesque rolling countryside. Marldon is full of history and character and is well served by two good pubs, village shops and Post Office, a well-regarded primary school, Church and a very active community hall hosting various clubs. Plenty of countryside walks around the area are right on the doorstep whilst the sandy beaches of Torbay and the magnificent Dartmoor National Park are only a short distance away. The larger towns of Paignton, Torquay, Newton Abbot and Totnes are close by with mainline railway stations and wider amenities, whilst access to the A380 is easy linking to Exeter and the M5.

## DESCRIPTION

12 Belfield Avenue is a great opportunity to refurbish a detached dwelling in an elevated location, within the popular South Hams village of Marldon. The property offers accommodation that extends

to 1082 sqft and provides open plan reception space including a kitchen/diner, three bedrooms and two shower rooms. To the front of the property is off-road parking for multiple vehicles, while the rear of the property offers a delightful garden suitable for outdoor seating and dining.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234. Email: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

## SERVICES

Mains electricity, water and drainage. Mains gas central heating. Ofcom advises that mobile coverage is likely via the major providers and that ultrafast broadband is available.

## DIRECTIONS

From Totnes proceed on the A385 towards Paignton. After approximately 1 mile, turn left towards Berry Pomeroy. Proceed through the village towards Marldon. Upon reaching the mini roundabout in the village of Marldon turn left onto Marldon Cross Hill, continue for a short distance, passing the shop on your left hand side and turn right onto Belfield Avenue. Continue down the road where the property can be found on the left hand side.

## 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 registration.

### BUYERS & ADMINISTRATION FEES

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

An additional administration fee of £1,200 inc 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.

### 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 Proptech 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.

### SOLICITOR ACTING

Grace Courts of Bartons Solicitors - 9 Town Quay, The Plains, Totnes, Devon TQ9 5DW. g.courts@bartons.co.uk. 01803 847777.

### COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

### DEFINITION OF AUCTION GUIDE & 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 or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

### SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

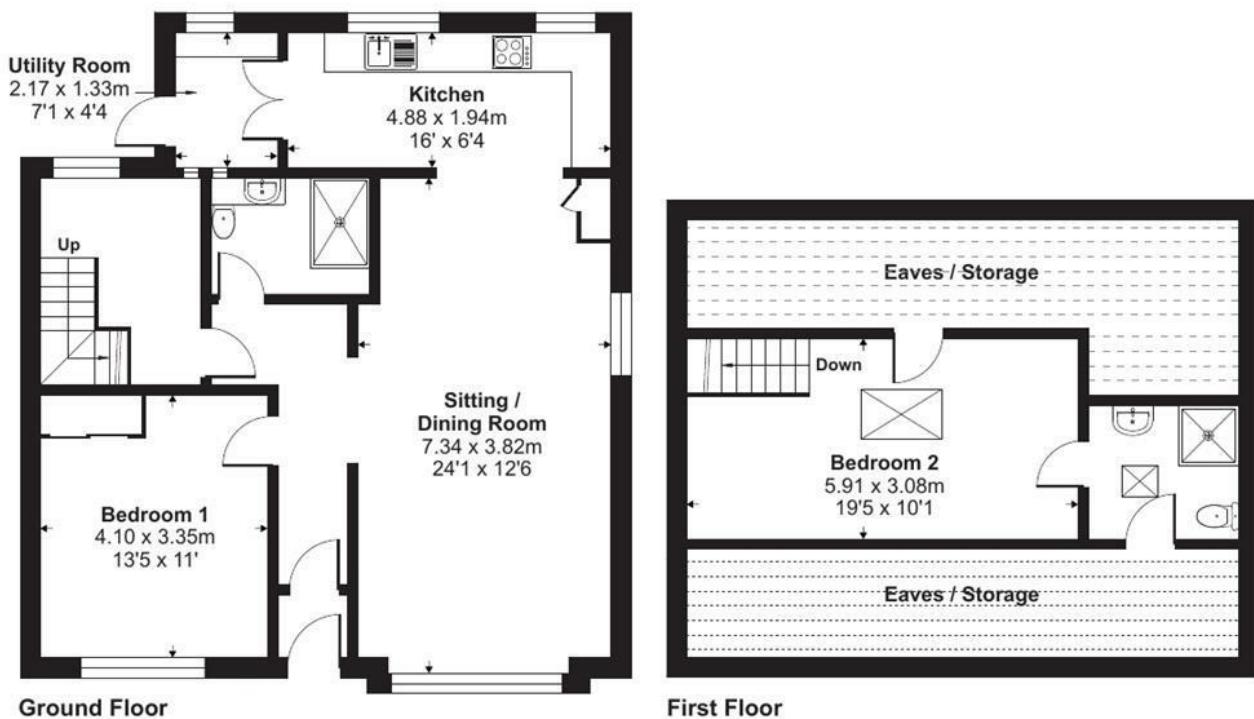




Denotes restricted head height

Approximate Area = 1078 sq ft / 100.5 sq m  
Limited Use Area(s) = 346 sq ft / 32.1 sq m  
Total = 1424 sq ft / 132.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Stags. REF: 1402429



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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.