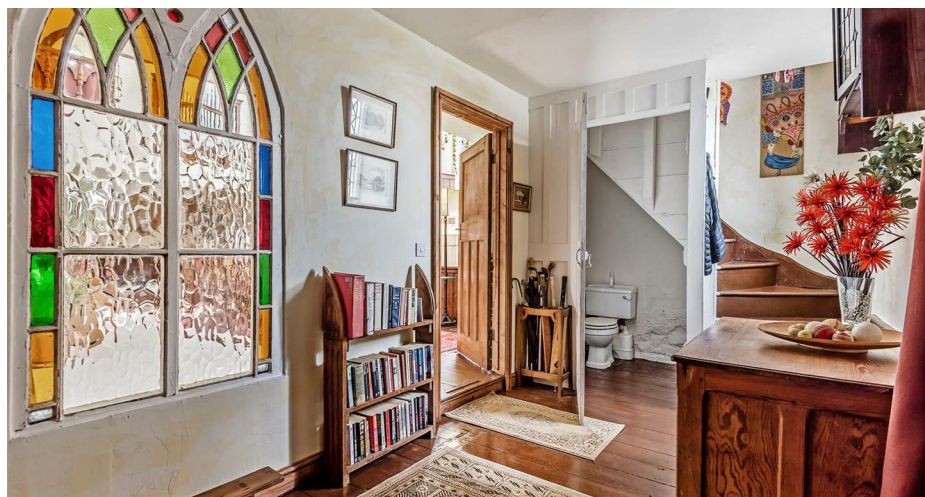
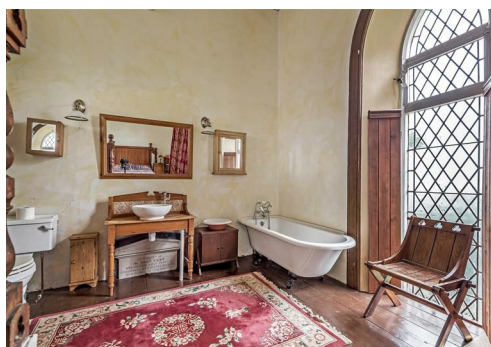




Former Chapel

Former Chapel, Fore Street, Witheridge, Tiverton, Devon, EX16 8AH



Tiverton 10 miles, M5 (J27)/Tiverton  
Parkway Station 18 miles, Exeter 19 miles.

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A unique chapel, partially  
converted, set in the heart  
of a popular village.

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- ONLINE AUCTION
- Auction Guide £155,000
- Still To Be Completed
- Further Works Required
- Central Village Location
- Open Plan Living Space
- Consent for 3 Bedrooms
- Integral Garage

Auction Guide  
£155,000

#### SITUATION

The property is situated in the popular village of Witheridge. It is within a short walk of the nearby amenities including newsagents, post office/general store, doctors surgery, primary school and popular pub. Witheridge is equidistant from both South Molton and Tiverton, with a regular bus service to Barnstaple, Tiverton and Exeter. Tiverton has a wide range of amenities and access to the M5 at Junction 27, alongside which lies Tiverton Parkway Station.

#### DESCRIPTION

The former chapel has original features throughout, including latticed arched windows, stained glass and original wooden double doors into the entrance hall.

The main living space is currently open plan, with vaulted ceilings and a wood burning stove. There is a recessed study area and access to the kitchen. Two mezzanine areas offer bedroom space at either end of the property, with the principal bedroom benefitting from an open plan bathroom.

Outside, a pathway leads to the front door, with a shared driveway providing access to the integral single garage.

#### AGENTS NOTE

The current layout does not comply with the planning consent granted. A purchaser would be required to complete the conversion in line with the current permissions or to seek amendments through the local planning authority. Full details of the planning permission can be found on the North Devon Council planning website under application numbers 59798 and 64803.

There is no building regulation sign off for the works that have been carried out to the property.

#### SERVICES

Mains water, electricity and drainage.

#### VIEWING

Strictly by appointment with the agents please.

#### DIRECTIONS

From Tiverton take the B3137 signposted Witheridge. Pass through the village of Witleigh and continue through the village of Nomansland. Upon reaching Witheridge, continue along Fore Street and the property will be found on the right.

#### METHOD OF SALE

The property will be offered for sale by Online Traditional auction (unless sold prior). The auction end date is Thursday 4th November 2021 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](https://stags.co.uk).

#### 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.

#### DEFINITION OF AUCTION 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 or no more than 10% above a single figure guide. Guide prices may change at any time prior to 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 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 and to consult legal advice prior to bidding.

#### SOLICITOR ACTING

Ms J Hamilton-Pursglove, Kitsons LLP, The Forum, Barnfield Road, Exeter, Devon, EX1 1QR. Tel: 01392 455526

#### AUCTION END DATE AND TIME

The auction end date is Thursday 4th November 2021 at 5pm.

#### COMPLETION DATE

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

#### BUYERS & ADMINISTRATION FEE

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 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. This will be separately invoiced by Stags.

#### SPECIAL CONDITIONS OF SALE

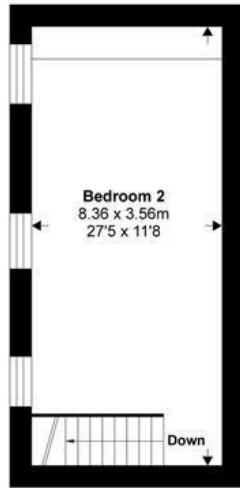
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is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



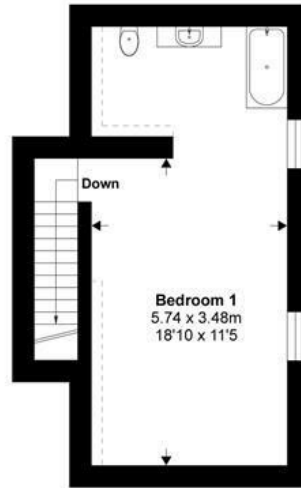
Approximate Area = 1858 sq ft / 173 sq m (includes garage)  
 Limited Use Area(s) = 18 sq ft / 2 sq m  
 Total = 1876 sq ft / 175 sq m  
 For identification only - Not to scale



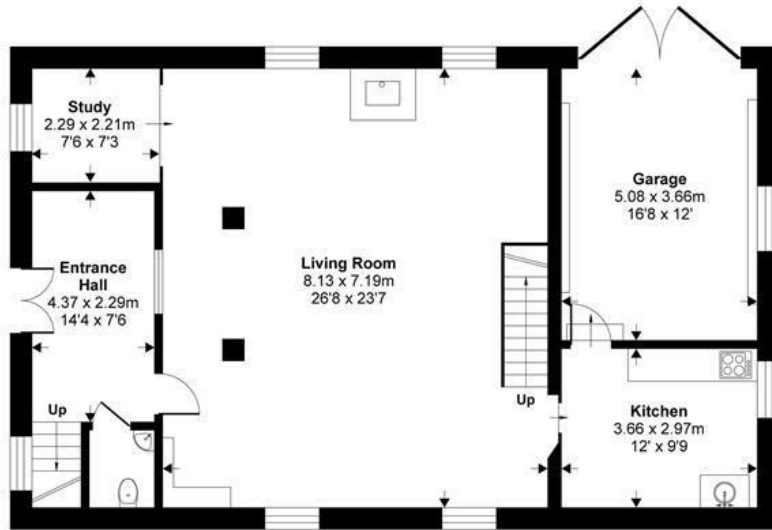
Denotes restricted head height



First Floor



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Stags. REF: 751363.

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

19 Bampton Street, Tiverton, Devon, EX16 6AA



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	74

01884 235705  
 tiverton@stags.co.uk

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