

SALE VIA  
AUCTION



5 Broadclose Road





# 5 Broadclose Road

Sticklepath, Barnstaple, Devon EX31 2DN

Local amenities/bus services nearby. Barnstaple Town Centre 1 mile

A recently renovated and remodelled, 3 bedroom, detached bungalow located in a quiet, sought after location with front and rear gardens, ample parking, garage/workshop and new garden studio. No Onward Chain.

- Immediate 'Exchange' available
- Renovated & Remodelled
- LVT Flooring/Warranty on Appliances/Solar Panels
- New Electrics, Plumbing & Gas Central Heating
- Council Tax D
- Sold via 'Secure Sale' - AUCTION 11TH OCT
- 3 Bedrooms, Master En-suite
- Large Driveway and Garaging/Workshop
- 89 SQ M / 958 SQ FT / 0.25 Acre Garden
- Freehold

## By Auction £400,000

### METHOD OF SALE

FOR SALE VIA ONLINE TRADITIONAL AUCTION - AUCTION DATE 11TH OCTOBER 2023

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £400,000  
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

### SITUATION AND AMENITIES

The property is situated in the popular residential area of Sticklepath which offers good local shopping facilities, together with primary school and Petroc, the North Devon College, whilst a regular bus service operates in the district to Barnstaple town centre, just over a mile. Roundswell, a modern residential/business district, lies just outside of Barnstaple and is within close proximity offering out of town stores including Sainsbury's. At Roundswell there is access to the A361 North Devon Link Road which leads, in about 45 minutes, to Junction 27 of the M5 Motorway, and also to Tiverton Parkway with trains to London Paddington in just about 2 hours. Within about half an hour by car the sandy surfing beaches at Saunton (also with championship golf course), Croyde, Woolacombe and Exmoor can be reached in a similar time, as can the Cornish border. The Tarka Trail, popular with cyclists and walkers alike, is also easily accessible, and the favoured coastal resort of Instow, with cricket ground and yacht club as well as beach, is about 20 minutes by car.





**DESCRIPTION**

A high quality, energy efficient home ready for occupation. The property presents colour composite cladding and acrylic render for low maintenance, newly installed anthracite, double glazed windows and doors, beneath a slate roof.

The accommodation is arranged as follows: Entrance door leading to PORCH with space for coats/shoes, half glazed door leading into the MAIN LIVING AREA comprising dining, seating and kitchen areas, there are also French doors leading into the front garden. KITCHEN newly fitted Howdens kitchen units, Range oven with the remainder of a 5 year warranty, extractor over, dishwasher, wine cooler, space for American style fridge/freezer, under unit lighting, downlighting and feature lighting over breakfast bar. INNER HALL off with access to 3 bedrooms, the MAIN BEDROOM with an EN SUITE SHOWER ROOM and doors leading directly into the rear garden. The MAIN BATHROOM is fitted with a contemporary white suite with vanity hand wash basin, bath with central waterfall mixer tap and dual flush WC.

**DIRECTIONS**

What3Words: <https://w3w.co/ranges.scuba.from>

From Barnstaple leave the town in the direction of the A3125 road to Bideford. Cross the stones roundabout and continue up the hill, cross the mini roundabout and follow this road for approximately ¼ of a mile and turn left on to Rhododendron Avenue. After approximately 150m take the left hand turn into Broadclose Road, and follow the road to the right, where the property will be found on the right hand side with a ‘for sale’ board clearly visible.

**SERVICES**

Mains water, on water meter. Mains electricity. 16 panel solar array producing both income and hot water, new inverter installed 2020. Mains drainage, newly installed gas fired central heating with dual fuel towel radiators.

**AUCTIONEERS COMMENTS**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as ‘The Auctioneer’.

This auction lot is being sold by unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**AUCTIONEERS ADDITIONAL COMMENTS**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.







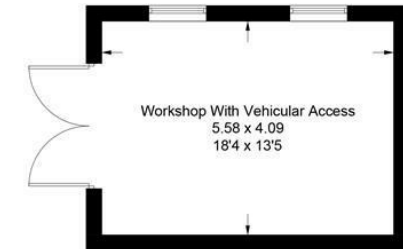
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

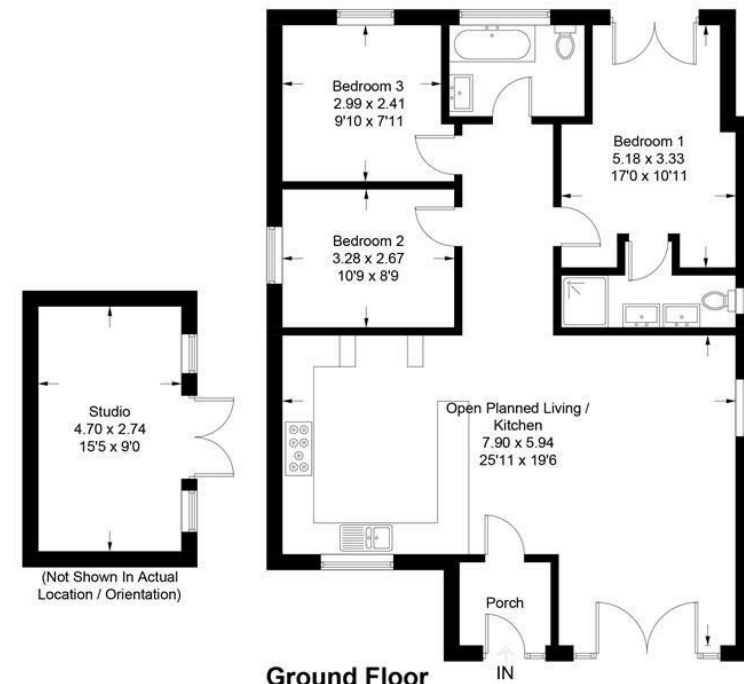
barnstaple@stags.co.uk

01271 322833

Approximate Gross Internal Area = 97.8 sq m / 1053 sq ft  
Outbuildings = 36.5 sq m / 393 sq ft  
Total = 134.3 sq m / 1446 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID981151)



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London