



4 Church Hill



Village amenities & the Tarka Trail close by.
Instow beach/Bideford/Barnstaple, 10
Minutes.

A two bedroom Grade II listed terraced cottage in need of renovation set within close proximity to all village amenities

- Online Auction
- Auction end date - Tuesday 4th February at 4.30pm
- In need of renovation
- Village location
- Close to all amenities
- Viewing advised
- Freehold
- Council Tax Band C

Auction Guide
£150,000

METHOD OF SALE

The property is being offered for sale by online Traditional Auction (unless sold prior.) The auction end date is Tuesday 4th February at 4.30pm. The Vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be viewed via our website – www.stags.co.uk on the Auction page.

DESCRIPTION

A two bedroom Grade II listed terraced cottage in need of renovation with small courtyard garden. Accommodation comprises; Sitting room, dining room, kitchen, shower room and two double bedrooms. Outside is a small enclosed garden. Once renovation work is completed we envisage the property could make an ideal investment property, main home, second home or holiday let.

SITUATION

The property is within the heart of the village with all amenities within easy walking distance as is the Tarka Trail at Fremington Quay. Fremington offers local amenities including convenience store/post office, medical centre, popular pubs and excellent bus service. The coastal and estuary village of Instow is within 10 minutes by car as are the towns of Bideford and Barnstaple. The later being the Regional Centre, offers the area's main commercial, entertainment and leisure venues as well as excellent shopping. The North Devon link road is easily accessible and leads on, in about 3/4 of an hour, to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. Exmoor National Park and the Cornish Border are also within easy access.

SERVICES

All mains connected.
Gas central heating.
Grade II listed.
No onward chain.

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 AND ADMIN 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 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.

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.

TENURE AND COMPLETION

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

VENDORS SOLICITORS

Connor Barclay of Wolferstans LLP 60-66 North Hill, Plymouth, PL4 8EP
Direct Dial: 01752 292256 / Email: cbarclay@wolferstans.com

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.

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.

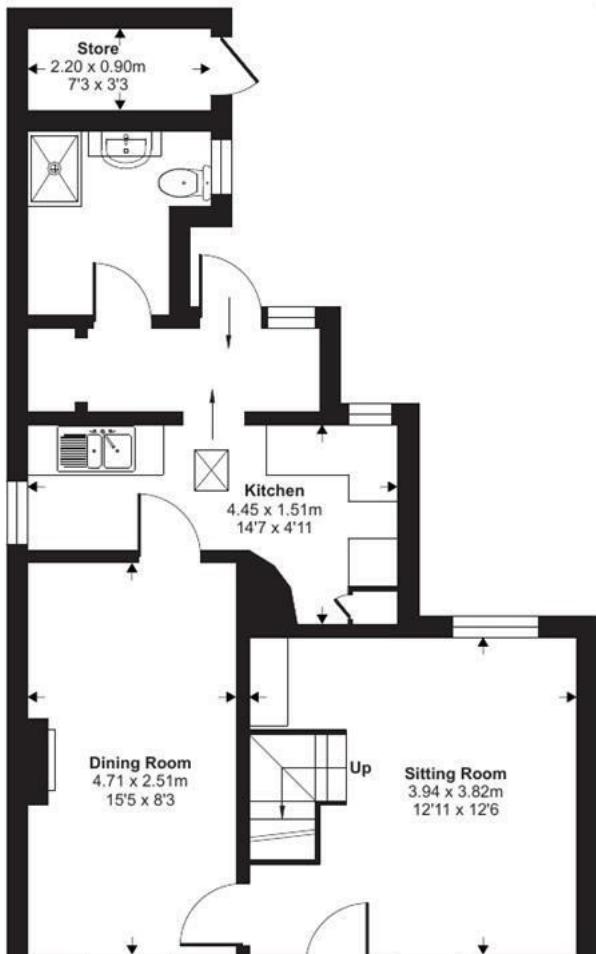
VIEWINGS

Please arrange with the selling agent. Stags Barnstaple 01271 322833.



Approximate Area = 763 sq ft / 70.8 sq m
 Limited Use Area(s) = 37 sq ft / 3.4 sq m
 Outbuilding = 23 sq ft / 2.1 sq m
 Total = 823 sq ft / 76.3 sq m

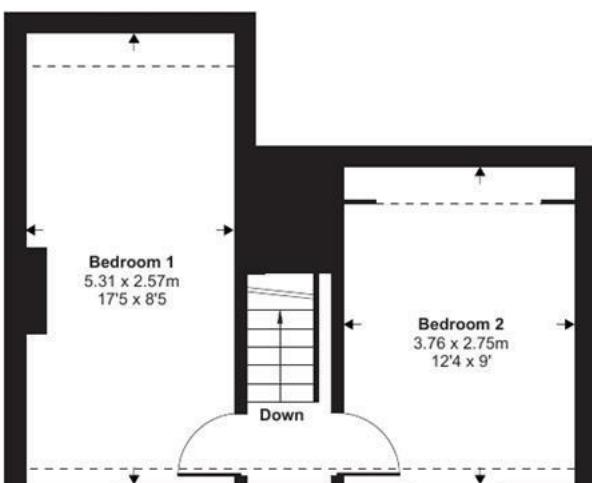
For identification only - Not to scale



Ground Floor



Denotes restricted head height

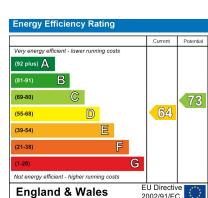


First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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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.



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