



- For Sale By Public Auction
- Modern 2 Double Bedroom Semi-Detached House
- Spacious Reverse Level Accommodation
- Excellent Buy To Let Opportunity

- Auction At The Barnstaple Hotel, Braunton Road, Barnstaple, Devon, EX31 1LE at 3.00 pm on Friday 25th October 2024
- Double Aspect Living Room
- Tucked Away and Convenient Location
- Immediate Possession Available

6 Litchdon Lane, Barnstaple, Devon, EX32 8NL

FOR SALE BY PUBLIC AUCTION! A modern 2 double bedroom semi-detached house situated within a tucked away location and within a short stroll to Barnstaple Town Centre, Quayside, River Taw and Rock Park. It offers spacious reverse level accommodation, arranged over two floors, briefly comprising an entrance hall, hallway, two double bedrooms (one with walk-in wardrobe) bathroom, generous double aspect first floor living room and a fitted kitchen. The property benefits from double glazing and gas fired central heating (new boiler June 2023). A great buy to let property or first time buy. Immediate possession available.

Entrance Hall

0.98m x 1.98m (3' 3" x 6' 6")

Hallway

Bedroom One

2.89m x 3.08m (9' 6" x 10' 1")

Bedroom Two

2.87m x 2.43m (plus wardrobe/door recess) (9' 5" x 8' 0")

Bathroom

1.93m x 2.66m (6' 4" x 8' 9")

First Floor Landing

Living Room

4.16m x 5.75m (13' 8" x 18' 10")

Kitchen

2.68m x 3.05m (8' 10" x 10' 0")

For Sale By Public Auction

Guide Price £135,000. The property is to be offered For Sale by Public Auction on Friday 25th October 2024 at The Barnstaple Hotel, Braunton Road, Barnstaple, Devon, EX31 1LE at 3.00 pm.

Buyers Administration Fee

In addition to the 10% deposit payable on exchange of contracts the purchaser will be required to pay a fee of £600 (including VAT) which can be paid by separate cheque or added to the deposit.

At John Smale & Co we don't just sell houses!

Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.

Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

Deposit

To comply with the latest Money Laundering Regulations, we can no longer accept either a personal cheque or bankers draft. Instead you will have to put your Solicitors in funds BEFORE THE SALE for the 10% deposit, which if you are the buyer will be transferred to the seller's Solicitors.

Money Laundering Regulations

Due to the change in Money Laundering Regulations for buying and selling at auction, we are now required by law to ID everyone who offers, bids or buys at auction.

Solicitors

Wollens Solicitors, Avery House, Liberty Road, Roundswell Business Park, Barnstaple, Devon, EX31 3TL. Tel: 01271 341016. Ref: David Eastman.

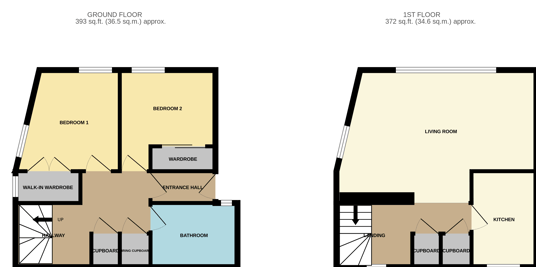
Services

Mains Services Connected: Gas, Electric and Water. Council Tax Band. B. Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority. EPC Energy Rating: D.

New Gas Fired Combination Boiler June 2023.

Directions

Travelling towards Barnstaple Square on the A3125, turn left into Taw Vale, and then left into Litchdon Street. After passing a music shop on your left hand side, turn right down Litchdon Lane on foot. Turn left through a set of gates, and enter a courtyard. The property will be found tucked away in the corner, on your left hand side.



TOTAL FLOOR AREA: 765 sq ft (71.1 sq m) approx.
Made with SketchUp 2023

Email: barnstaple@johnsmale.com Website: www.johnsmale.com

5 Cross Street Barnstaple EX31 1BA

Offices also @ London (Mayfair Office)

Tel: 01271 342000