



- For Sale By Public Auction (Unless Previously Sold)
- End Terraced Cottage
- First Floor Bathroom
- Box Room/Office
- Ideal Buy to Let or First Time Buy

- Auction Date 12th July 2024 at The Barnstaple Hotel, Braunton Road, Barnstaple, EX31 1LE at 3.00 pm
- Tucked Away & Convenient Location
- Double Bedroom
- Small Courtyard

FOR SALE BY PUBLIC AUCTION! This is a character end terrace cottage in a tucked away and convenient location within walking distance of the town centre and quayside. It is currently vacant and would make a great buy to let property but equally a fantastic first time buy. The accommodation briefly comprises of a Lounge/Dining Room, Galley Style Kitchen, First Floor Bathroom, Double Bedroom and a Box Room/Office. There is also the attraction of a small Courtyard along with gas fired central heating and PVC double glazing.

## Lounge/Dining Room

17' 3" x 12' 2" (5.26m x 3.71m)

## Kitchen

5' 1" x 12' 2" (1.55m x 3.71m)

## First Floor Landing

## Bedroom One

8' 8" x 12' 2" (2.64m x 3.71m)

## Box Room/Office

4' 10" x 6' 4" (1.47m x 1.93m)

## Bathroom

3' 10" x 8' 10" (1.17m x 2.69m)

## Outside

Enclosed Small Courtyard.

## Agents Note

The property is owned by a company affiliated with the Director of John Smale & Co.

## Viewing Arrangements By Appointment Only

## For Sale By Public Auction

Guide Price £90,000. The property is to be offered For Sale by Public Auction on Friday 12th July 2024 at The Barnstaple Hotel, Braunton Road, Barnstaple, Devon, EX31 1LE at 3.00 pm.

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## Buyers Administration Fee

In addition to the 10% deposit payable on exchange of contracts the purchaser will be required to pay a fee of £600.00 (including VAT) which can be paid by separate cheque or added to the deposit.

## 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

Crosse Wyatt Solicitors, 7 East Street, South Molton, Devon, EX36 3BX. Tel: 01769 572 157. Re: Jayne Bennett.

## Services

Services: All Mains Services Are Connected. Gas, Electric and Water. Council Tax Band: A. 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.

