



1 Park Lane, Bere Alston, Devon PL20 7DH

An end-terrace 2/3-bedroom cottage with an enclosed garden and gated parking, offering excellent potential for refurbishment, remodelling or extension (STP).

Village Centre 250 yards • Train Station 0.8 miles • Dartmoor National Park 4.5 miles • Tavistock Town Centre 6.7 miles • Plymouth 12.5 miles

• Online Auction - Closing 16.05.24 at 17:30 • Guide Range £130,000 to £160,000 • 2/3-bedroom Cottage for Refurbishment • Kitchen/Dining, Separate Sitting Room • Opportunity to Extend or Remodel (STP) • Enclosed Cottage Garden • Gated Off-road Parking • Located Close to Shops and Amenities • Freehold • Council Tax Band: C

Auction Guide £130,000

01822 612458 | [tavistock@stags.co.uk](mailto:tavistock@stags.co.uk)





## METHOD OF SALE

The property is offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Thursday 16th May 2024 at 5:30pm and the Guide Range is £130,000 to £160,000. 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).

## SITUATION

This property is located in the centre of the village of Bere Alston, within walking distance of all local amenities. Bere Alston itself is a perennially popular village located in the picturesque countryside of rural West Devon, well-served by local amenities and facilities including a Co-op mini-market, butchers and Post Office. The village also benefits from a direct 25-minute rail service to Plymouth City Centre. Bere Alston forms the hub of an area known as the Bere peninsula, created by the confluence of the rivers Tamar and Tavy, which itself falls within the Tamar Valley Area of Outstanding Natural Beauty (AONB). The verdant wooded banks of the Tamar Valley, along the Devon/Cornwall border, offer superb opportunities to discover the region's rich heritage. The thriving market town of Tavistock, forming part of a designated World Heritage Site, is 7 miles away, offering a superb range of shopping, recreational and educational facilities, including the sought-after private school, Mount Kelly.

## DESCRIPTION

This 2/3 bedroom cottage is offered to the market, chain-free, for the first time in over 30 years. Believed to be of masonry construction with later alterations presumed to be of brick or blockwork, beneath a slate or asbestos slate roof, the property requires comprehensive refurbishment

and improvement throughout although offers excellent potential for alteration, remodelling and extension, subject to any necessary consents or approvals. Currently, the accommodation is comprised of an entrance porch, a sitting room centered around a gas fire, a good size kitchen/dining room, a ground-floor en-suite double bedroom, a first-floor bedroom and adjacent bathroom, and a room off the dining area which could function as a single bedroom, a study or various alternatives with double glazed windows throughout. Externally, the cottage has the benefit of a pretty garden on two sides and a gated off-road parking area, making this property a very well-rounded proposition with excellent scope for moulding to a new owner's tastes and requirements.

## SERVICES

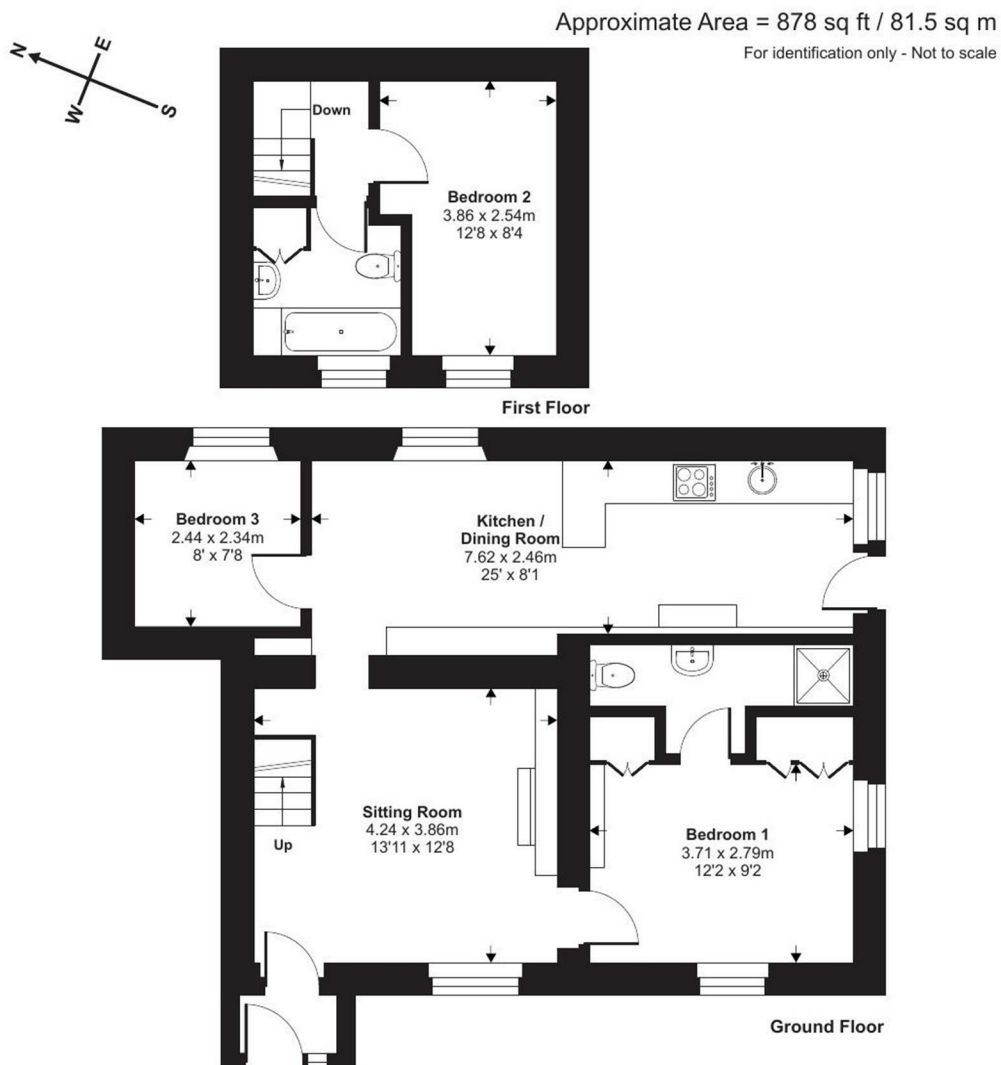
All mains-supplied services are connected (water, electricity, gas and drainage). Gas central heating. Superfast Broadband is available and mobile/data services are available via 02 - this may vary with other providers (source: Ofcom's online service checker.) Please note that the agents have neither inspected nor tested these services.

## VIEWING AND DIRECTIONS

Viewing of the site is strictly by prior appointment with the vendor's appointed agents, Stags Tavistock Office. [What3words///interval.steams.speedily](https://www.what3words.com/interval.steams.speedily)

## AGENT'S NOTE

We understand that a right of way exists inside the cottage's eastern boundary as an emergency exit for the neighbouring properties in Park Lane.



## LOCAL AUTHORITY

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon, PL19 0BZ. T: 01822 813600, [www.westdevon.gov.uk](http://www.westdevon.gov.uk). We understand that the property is in Band C for Council Tax purposes, quoted for 2024/25 as £2,158.32 in Bere Ferrers Parish.

## PROOF OF IDENTITY

Under the 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.

## BUYER'S AND ADMINISTRATIVE 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 Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price/deposit. An additional administration fee of £1200 (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 48 hours post-exchange. It is essential that you instruct your solicitor in advance of 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, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

## VENDOR'S SOLICITOR

Mrs Rebecca Stanbury, WBW Solicitors, Westgate Launceston, Cornwall, PL15 9AD. Phone: 01566 772 451. Email: [rebeccastanbury@wbw.co.uk](mailto:rebeccastanbury@wbw.co.uk)

## TENURE AND COMPLETION

The property is sold freehold with vacant possession on completion, 28 days after the auction or earlier by agreement.

## DEFINITION OF GUIDE 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.

## 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.







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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
392 plus) A			
181-391) B			
69-180) C			
35-68) D			
19-34) E			
1-18) F			
0-17) G			
Not energy efficient - higher running costs			
		38	74
England & Wales		EU Directive 2002/91/EC	

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

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