



Floor Plan

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2 Bed Bungalow - Detached
2 The Orchards, Swimbridge, Barnstaple, EX32 0PZ

Auction Guide

£260,000 - £260,000

- To Be Sold By Public Auction
- Date: Friday 28th June 2024
- In Need Of Full Refurbishment
- Off Road Parking & Garage
- No Chain
- Generous Plot

Directions

Looking to sell? Request a free sales valuation for your property.

Call 01271 327878
or email barnstaple@phillipsland.com

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Room list:

Entrance Porch

Entrance Hall

Sitting Room

4.08 x 4.20 (13'4" x 13'9")

Kitchen/Diner

6.01 x 2.41 (19'8" x 7'10")

Bedroom 1

3.62 x 2.99 (11'10" x 9'9")

Bedroom 2

3.30 x 2.41 (10'9" x 7'10")

Bathroom

2.29 x 2.09 (7'6" x 6'10")

Garage

7.42 x 2.45 (24'4" x 8'0")

THE PROPERTY; The property will be found to be a 2 bedroom detached bungalow in need of refurbishment and modernisation. The accommodation comprises of entrance hall, sitting room, kitchen/dining room, 2 double bedrooms and a bathroom. The property is set back from the road providing off road parking and a front garden. At the rear is a generous garden. Attached to the property is a garage.

SERVICES. Mains water, electric and drainage are connected. Gas fired central heating with a back boiler.

METHOD OF OFFERING: The property is to be sold by Public Auction on Friday 28th June 2024 (unless previously sold) at 3.00 pm at The Portmore Golf Park, Landkey Road, Barnstaple EX32 9LB

MONEY LAUNDERING: Please note that any person buying or bidding at auction must produce documentation to confirm their name and residential address. These documents will be requested at the time of registration and, if you are successful, copies will be taken for our reference.

BUYERS ADMINISTRATION FEE: in addition to the 10% deposit payable upon exchange of contracts, purchasers will be required to pay a buyers administration fee of £750 (seven hundred and fifty pounds including VAT) which can be paid by separate cheque or added to the deposit.

GUIDE PRICE: Guide prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property for during the auction) which we expect will be set within the guide range of no more than 10% above a single price figure.

SPECIAL CONDITIONS OF SALE: The particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale but in case of any inconsistencies the provisions of the latter shall prevail. If not attached to these sale particulars, copies of the special conditions of sale shall be obtained from the vendors solicitors. It is assumed that the purchaser has made all the necessary inquiries prior to the auction.

RESERVE: The property is offered subject to a reserve price. The Auctioneers reserve the right to bid on behalf of the vendors or to withdraw the property from the auction in the event of it not reaching its reserve.

LOCAL AUTHORITY: North Devon Council, Civic Centre, Barnstaple, Devon EX31 1DG Tel: 01 271 388288

SOLICITORS: Louise Langabeer, Slee Blackwell, 10 Cross Street, Barnstaple, EX31 1BA. 01271 372128

Services

All main services connected

Council Tax band C

EPC Rating D

Tenure: Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878

