

# Large 5 Bed Detached House

37 South Street, Torrington, EX38 8AB

£300,000 - £325,000









# Spacious Family Home That MUST BE VIEWED - Auction

37 South Street, Torrington, EX38 8AB



AUCTION GUIDE PRICE £275,000-£325,000

A large 5 bedroom detached house which is conveniently located within close distance to Torrington Square. The large family home benefits from large spacious accommodation throughout, a newly installed kitchen, large open plan lounge dining area. Masses of outside space, large double garage, parking with workshop and scope to create an air BnB subject to the necessary consents.

For those looking for a large family house with excellent versatile living accommodation within a close to town centre location. This would eliminate the taxi of mum and dad or the age old child's argument over who gets the largest bedroom.

The double garage and workshop which backs onto Church Lane expands over 5.88 x 4.22 and creates an excellent space for those that enjoy tinkering on cars. With a spacious room above its already two-storey and would convert well for long term or short term lets.

The large internal area is spacious and has an option of up to 5 bedrooms. On the ground floor you have a large dining room/sitting area along with space for a study and to the rear is the refurbished kitchen. This then leads onto the sunny rear garden which is fully enclosed and perfect for your furry friends. Access from the garden is given to the workshop and double garage.

The property is entered into our summer public auction for more information, a legal pack or to request a viewing please don't hesitate to contact our Bideford branch.



# DETAILS

## METHOD OF SALE;

The property is to be offered for sale by public auction on Friday 28th June 2024 (unless sold) at 3pm at Portmore Golf Park, Landkey Road, Barnstaple, EX32 9LB.

## PRICE GUIDE;

The price guide is an indication of the seller's minimum expectation. These are not necessarily the figures at which the property will sell and may change at any time prior to the auction.

## RESERVE;

Each property is offered subject to reserve (the figure below which the auctioneer cannot sell for during the auction). This figure is confidential but will be set within the guide range of no more of 10% above the auction guide. The auctioneer reserves the right to bid on behalf of the vendors or withdraw the property from auction in the event of it not reaching this reserve figure.

## BUYER'S ADMINISTRATION FEE;

In addition to the normal deposit payable by the successful bidder they will also be required to pay a Buyer's Administration Fee of £500 plus VAT, This to be paid by separate cheque.

## MONEY LAUNDERING;

The successful bidder must produce documentation to confirm their name and residential address and if you are the successful bidder, copies will be taken for our reference and kept on file.

## 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 either from the vendors solicitors or the auctioneers. Purchasers must make the necessary enquiries prior to the auction.

Solicitors: Shanna Newman, Slee Blackwell LLP, 2-6 South Street, Braunton, Devon, EX33 2AA

## VIEWING

By appointment through our  
Phillips, Smith & Dunn Bideford office-



## Entrance Hall

**Lounge / Sitting Room 6.79 x 3.20 (22'3" x 10'5" )**

**Dining Area 4.02 x 3.45 (13'2" x 11'3")**

**Kitchen 7.64 x 2.19 (25'0" x 7'2")**

## First floor

**Bedroom 4.24 x 2.91 (13'10" x 9'6")**

**Bedroom 3.97 x 3.20 (13'0" x 10'5")**

**Bedroom/Sitting Room 4.37 x 3.93 (14'4" x 12'10")**

## Second Floor

**Bedroom 4.37 x 3.81 (14'4" x 12'5")**

**Bedroom 4.09 x 3.20 (13'5" x 10'5")**

## Bathroom

## Outbuilding

**Double Garage 5.88 x 4.22 (19'3" x 13'10")**

**Workshop 5.70 x 4.91 (18'8" x 16'1" )**

**Upper Floor 5.70 x 4.91 (18'8" x 16'1" )**









For more information on the auction process or method of sale please contact the office. The sellers may be acceptable to bids before the auction so if you are interested in offering and not proceeding to auction please also contact a member of the team.

In order to bid on the day you will have to register supplying ID have a 10% deposit and solicitors ready to engage. If you can not make the day and would like to offer before or telephone bid please contact the team.

for more information on auctions please contact our auction page on our website - <https://phillipsland.com/property-auctions-in-north-devon/>

Out of hours contact Edward on 07772363674 or on email using [edward@phillipsland.com](mailto:edward@phillipsland.com)



## DIRECTIONS

When heading into Torrington town centre the property is well located opposite the South Street Car park and adjacent to Torridge Vale Social Club with number 37 clearly displayed.



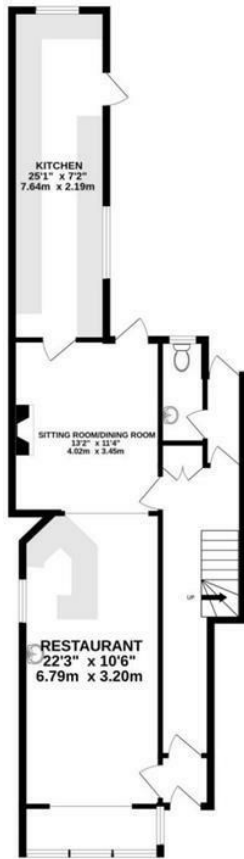
## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn Bideford  
Office  
01237 879797









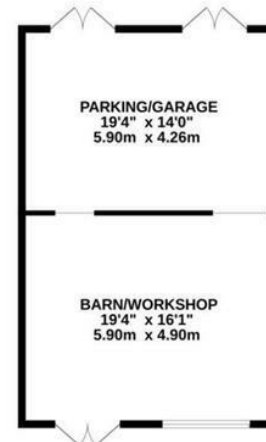
1ST FLOOR  
548 sq.ft. (50.8 sq.m.) approx.



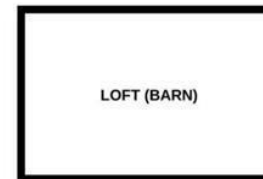
2ND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



OUTBUILDING  
582 sq.ft. (54.1 sq.m.) approx.



OUTBUILDING  
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 2702 sq.ft. (251.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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