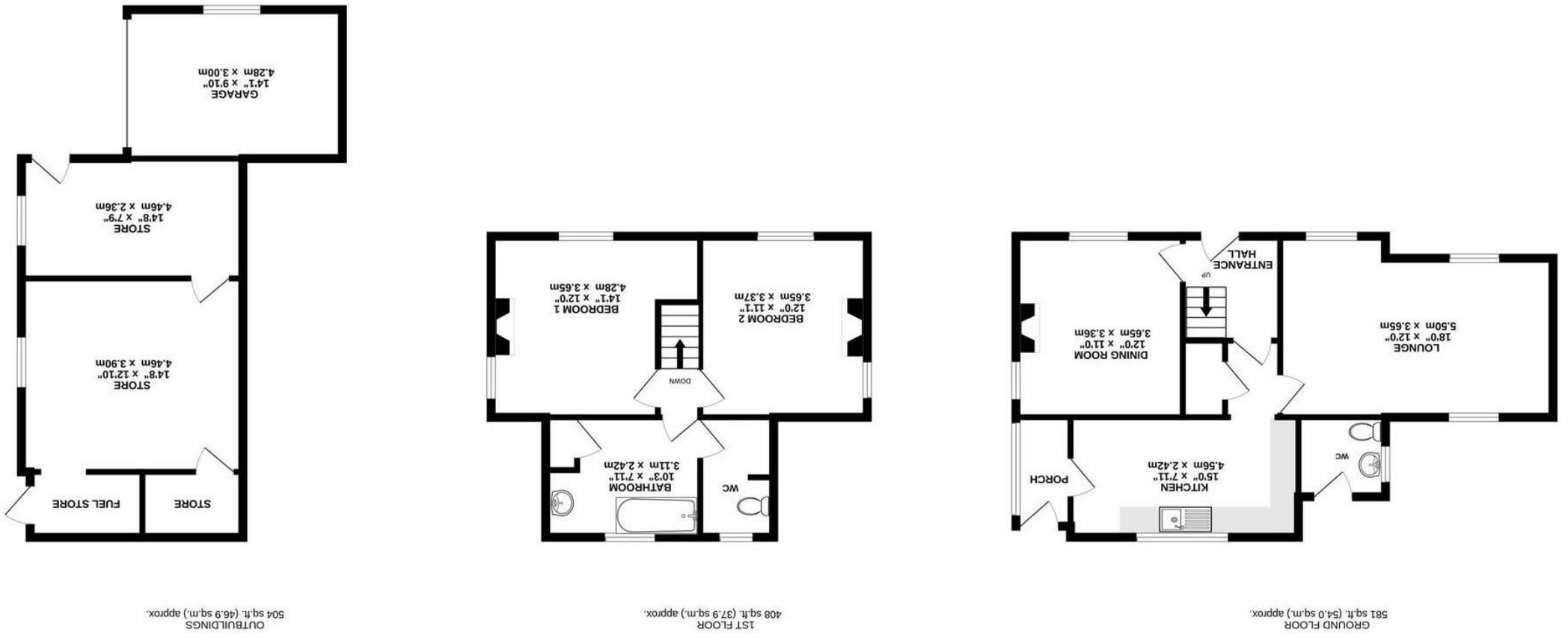


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
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 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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TOTAL FLOOR AREA : 1493 sq.ft. (138.7 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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**AUCTION GUIDE £500,000**



**BANK HOUSE HUXLEY LANE  
 TIVERTON  
 TARPORLEY  
 CW6 9NB**

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  G  
**COUNCIL TAX BAND: E**





- To be sold via Modern Method of Auction
- Quiet, sought-after village of Tiverton
- Traditional detached farmhouse cottage
- 2 double bedrooms
- Offers fantastic opportunity for development (subject to planning)
- No onward chain

Located in the charming village of Tiverton, this traditional detached farmhouse cottage boasts an elevated position, providing picturesque views and a tranquil setting. The property, with its classic character and significant development potential, is an ideal project for those looking to create a bespoke home.

#### Description

To the ground floor a beautiful entrance porch, believed to have been reclaimed from a local hall and attached to the property many years ago, provides access to the hallway, leading to various rooms. A spacious extended lounge and dining room is a perfect space for family gatherings and entertaining. The functional kitchen area with access to a downstairs cloakroom, is also accessible via the rear porch.

To the first floor are two spacious double bedrooms, served by a separate three piece bathroom.

Externally, a large detached outbuilding is divided into a garage and two former workshops/storage areas, with an additional wood store attached to the exterior. The garden and grounds consist of a sweeping driveway from the road, flanked by lawned gardens. Further garden space accessible via an unadopted road and a paddock, suitable for various uses such as a paddock, menage, or potential building plot.

This property is a rare find, offering both traditional charm and modern development potential in a sought-after location. Ideal for developers, investors, or anyone looking to renovate and create their dream home in a picturesque village setting.

#### Auctioneer's comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

#### Tenure

We believe the tenure to be Freehold.