



**Connells**

Ford Cottage Old Road  
Harbertonford Totnes



### Property Description

Ford Cottage is an attractive individual character village cottage offering bright and well presented accommodation of one bedroom, a sitting room and a well appointed kitchen area. Features include exposed beams, alcoves and a log burner. Although there is no rear garden space, the property is within a short walk of numerous village and countryside walks.

The cottage features a comfortable living area, ideal for relaxing after a long day. The space is filled with natural light, creating a warm and welcoming atmosphere. The well appointed kitchen provides ample space for white goods.

Ford Cottage occupies a prominent position in the centre of Harbertonford, which offers a village shop and post office, garage, thriving primary school and local inn. The surrounding countryside is delightfully unspoilt and offers excellent opportunities for outdoor pursuits. Totnes is about 3.5 miles and is renowned as the gateway to the South Hams. This historic and diverse town offers a superb range of independent shops, cafes, restaurants, galleries, excellent educational provision and a mainline railway station to London Paddington. The property is also within easy reach of the beautiful South Devon coast.

The wonderful property offers a unique opportunity to own a piece of Harbertonford's charm. Whether your're looking for a home or peaceful retreat, this property is sure to captivate your heart.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Front Of The Property

Obscure glazed uPVC door leading into the property.

## Lounge

15' 1" max x 10' 2" max ( 4.60m max x 3.10m max )

Double glazed window to the front of the property, feature fireplace with log burner and tiled hearth, exposed beams, wooden flooring, and a wall mounted electric radiator.

## Kitchen

7' 3" max x 7' 7" max ( 2.21m max x 2.31m max )

Double glazed window to the side of the property and velux window, wall and base units, one bowl porcelain sink/drainer, space for electric oven, space for undercounter fridge freezer, space for washing machine, space for dishwasher, wall mounted electric radiator. Stairs to First Floor.

## First Floor

### Bedroom

10' max x 15' 1" max ( 3.05m max x 4.60m max )

Double glazed window to the front of the property, loft access and a wall mounted electric radiator. Door to bathroom.

### Bathroom

Bath with shower over, WC, wash hand basin, extractor, part tiled.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: G**

Tenure: Freehold



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