



19 Raleigh Court, South Embankment, Dartmouth,  
Devon, TQ6 9BQ

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand  Petit  
ESTATE AGENTS





## **19 Raleigh Court, South Embankment, Dartmouth, Devon, TQ6 9BQ**

FOR SALE BY AUCTION, UNLESS PREVIOUSLY SOLD. This is a Top floor apartment in a Grade II Listed former hotel with no onward chain, situated in a level central position in the very heart of the town on the South Embankment, with the benefit of a lift and wonderful views of the River Dart, and with all the restaurants, shops and galleries on the doorstep.

The apartment has the potential to create a lovely town centre home with stunning river views. The property has two bedrooms, a kitchen, a bathroom with shower over bath and a living room.

NOTE Please note that this property cannot be holiday let.

### **METHOD OF SALE**

The property will be offered for sale at Dartmouth Golf and Country Club subject to a reserve price on Wednesday 23rd July 2025 at 3.00pm. Unless previously sold. DEPOSIT A 10% deposit based on the sale price will be payable at the fall of the hammer and in addition a 1% buyer's premium will be payable to the vendor's sole selling agents by means of a BACS payment at the time and venue of the auction.

### **PROXY BIDS**

Those not able to attend the auction but intend to use a proxy must complete and return a proxy form and have with them at the time of the auction a cheque made payable to the vendor's solicitor for 10% of the guide price.

### **SPECIAL CONDITIONS OF SALE**

Copies of the Special Conditions of Sale can be obtained from either the vendor's sole agents, Marchand Petit, 1-3 Hauley Road, Dartmouth, TQ6 9AA, 01803 839190 or from the vendors solicitors, Tom Calder, Wollens Solicitors, tom.calder@wollens.co.uk

### **BUYERS PREMIUM**

A Buyer's Premium of 1% plus VAT of the hammer price will be payable to the sole agents and auctioneers in addition to the purchase price and deposit payable to the vendor's sole agent at the auction. In the event the property is sold prior to auction or after the auction the Buyer's Premium remains payable to the vendors sole agent in accordance with the contract.

### **MONEY LAUNDERING REGULATIONS**

All interested buyers attending the auction and intending to bid should register for anti-money laundering purposes providing proof of identity and address in order that we can comply with Money Laundering Regulations.

### **COMPLETION**

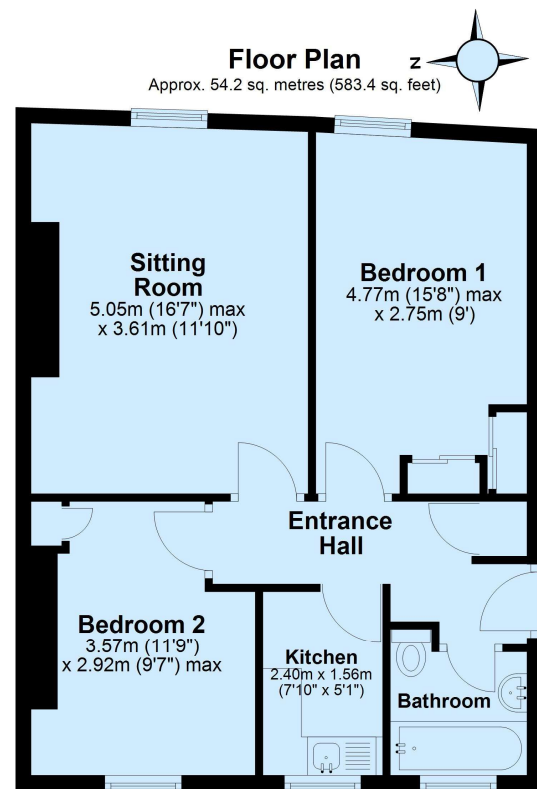
To be agreed.

### **AUCTION CONDITIONS**

Our standard auction conditions can be viewed on our website under Marchand Petit's Standard Auction Conditions.  
<http://rtsites.rtsb.net/Sites/486/Themes/PropertyPortals/TV2/pdf/CommonAuctionConditions.pdf>

### **VIEWINGS**

Strictly by appointment with the vendors sole agents, Marchand Petit, Totnes, 01803 83919



Total area: approx. 54.2 sq. metres (583.4 sq. feet)



#### DIRECTIONS

From the Dartmouth Marchand Petit office turn right on to Hauley Road and then left on to South Embankment. The property is a short way along on the left hand side.

#### IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

**SOUTH HAMS'  
LEADING  
ESTATE AGENT**

**Marchand Petit**  
ESTATE AGENTS