

9 COLLEGE WAY  
DARTMOUTH

FOR SALE BY AUCTION



MARCHAND PETIT  
COASTAL, TOWN & COUNTRY



# 9 COLLEGE WAY

**BY AUCTION** Nestled just a stone's throw from the scenic North Embankment, this good sized 3 bedroom mid-terraced cottage enjoys picturesque views over Coronation Park and the River Dart. Set in a quiet yet central location, it offers the perfect opportunity to create a dream home in one of the South Hams' most sought-after riverside towns.

## Method of sale

The property will be offered for sale by auction at Harbour House, Kingsbridge, TQ7 1JD on 19th March at 3pm prompt subject to a reserve price, unless previously sold. A 10% deposit based on the sale price will be payable at the fall of the hammer with completion 28 days after exchange or sooner by agreement and in addition a 1% buyer's premium will be payable to the vendors sole agent by means of a bacs payment at the time and venue of the auction.

## Proxy

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

## Special Conditions of Sale

A copy of the special conditions of sale can be obtained either from the vendors sole agent, Marchand Petit, 1/3 Hauley Road, Dartmouth, 01803 839190, or from the vendors solicitors Richard Wing, Windeatts Solicitors 01548 858647, richard.wing@windeatts.co.uk

## Buyer's Premium

As stated above a buyer's premium of 1% plus vat of the hammer price will be payable to the vendors sole agent and auctioneers in addition to the purchase price and a deposit payable to the vendors solicitors at the auction. In the event the property is sold prior to auction or after the auction the buyer's premium remains payable to vendors sole agent in accordance with the contract.

## Money Laundering Regulations

All interested parties attending the auction and intending to bid should register for anti-money laundering purposes providing proof of ID and address in order to comply with money laundering regulations.

## Completion

Completion will take place 28 days after exchange or earlier by agreement.

## Auction Conditions

Our standard auction conditions can be viewed on our website under Marchand Petit auction conditions. <https://www.marchandpetit.co.uk/branches/auctions>





## KEY FEATURES

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- 3 Bedroom Mid Terraced Home
- Delightful Views Across Coronation Park To The River Dart
- Pretty Short Level Walk To The Town Centre
- Would Benefit From Full Renovation Throughout
- 2 Reception Rooms
- Small Front Paved Garden & Rear Terraced Garden





# PROPERTY DETAILS

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## Property Address

9 College Way, Dartmouth, Devon

## Services

Mains electric, water and drainage. Electric night storage heaters

## EPC Rating

Current: E Potential: B

## Council Tax Band

C

## Tenure

Freehold

## Authority

South Hams district Council

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All

others are expressly excluded regardless of inclusion in any photographs.

Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

From our offices in Hauley Road turn right in to Fairfax Place, continuing past the Boat Float and along Mayors Avenue. The property will be found on the left hand side, just beyond the turning to Ridge Hill at the bottom of College Way, opposite Coronation Park. From our offices in Hauley Road turn right in to Fairfax Place, continuing past the Boat Float and along Mayors Avenue. The property will be found on the left hand side, just beyond the turning to Ridge Hill at the bottom of College Way, opposite Coronation Park.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



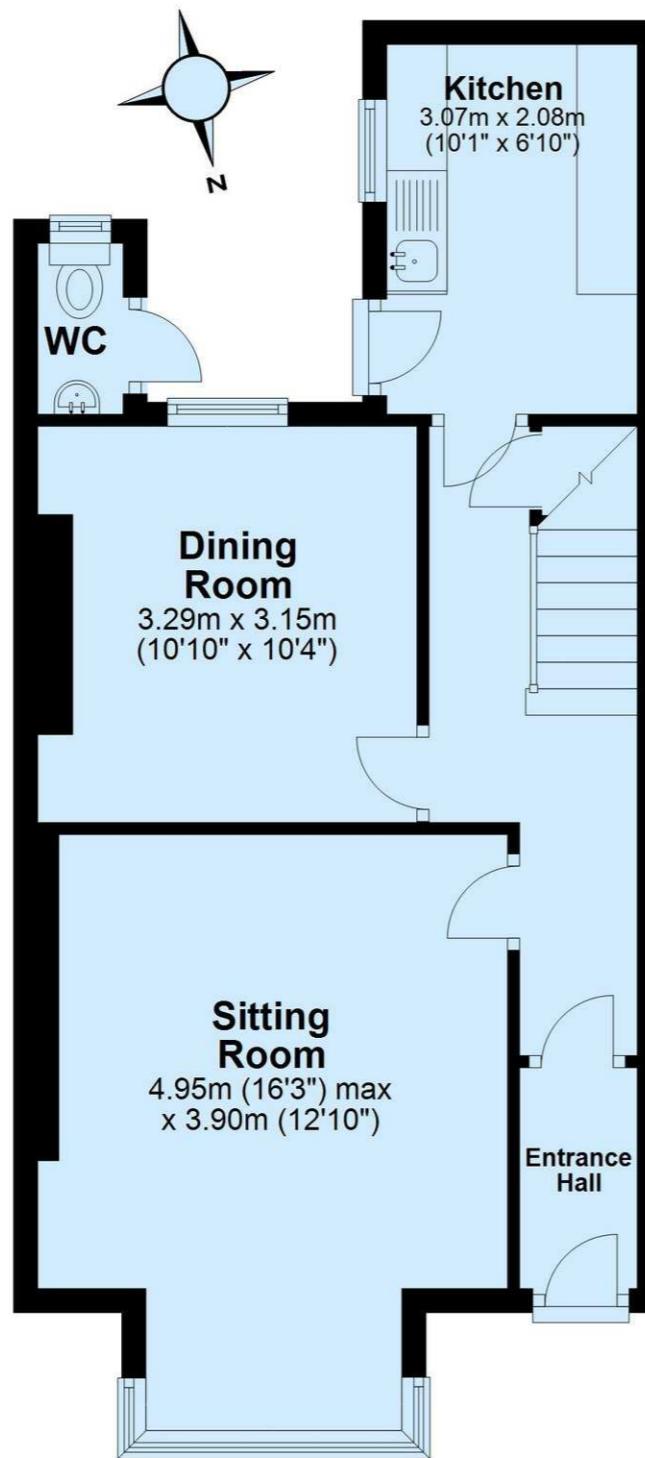
**IMPORTANT NOTICE** 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or 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.

# FLOOR PLAN

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## Ground Floor

Approx. 45.8 sq. metres (493.4 sq. feet)



## First Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



Total area: approx. 90.8 sq. metres (977.6 sq. feet)



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590

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