



5, New Estate



5, New Estate

Newton St Cyres, Exeter, EX5 5AR

Exeter - 3.3 miles

A well located three bedroom mid-terrace family home with a well maintained south facing garden and storage shed.

- ONLINE AUCTION
- Popular village location
- Private parking
- EPC - D
- Council tax band - B
- Three bedroom family home
- South facing garden with storage shed
- Occupancy restriction - See Agents note
- Freehold
- Mid Devon District Council

Auction Guide £180,000

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is 10th April 2025 at 4.30pm.

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website on the Auctions page.

SITUATION

Situated on the village edge of Newton St Cyres, this residence treats you to breath-taking rural views from both the front and rear. The charmingly close proximity to highly regarded amenities enhances the allure – a foody pub, train stop, sports fields and primary school are all within a leisurely stroll.

DESCRIPTION

This well presented three bedroom mid terrace family house is situated in the sought-after village of Newton St Cyres, just outside Exeter. Whilst only a short distance from Exeter the property enjoys beautiful rural views and has the benefit of a well maintained south facing garden with a block built storage shed.

OUTSIDE

To the rear of the property there is a large enclosed south facing garden, mainly laid to lawn with vegetable beds, with an area of decking and a block built cabin style building. Right of access over neighbours property to right hand side.

PARKING

To the front of the property there is off road parking for one vehicle.



RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you're complying with letting legislation, then please contact a member of our lettings team on 01392 671598 or rentals.exeter@stags.co.uk. Estimated rental value of £1100 - £1200.

SERVICES

All mains services. Right of way over the rear of No 6 rear garden.
Freehold Council Tax - B
Mid Devon District Council

AGENTS NOTE

The property is subject to a section 157 - any purchaser is required to have lived or worked in Devon for the last 3 years.

DIRECTIONS

If using Sat-Nav use EX5 5AR, parking is found in front of the house, or at The Beer Engine end of New Estate.

PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYER AND ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.
An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.'

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

Lambert Taylor & Gregory -Ms Peggy Bouril. corbridge@lambert-taylor-gregory.co.uk. 01434 632505

COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

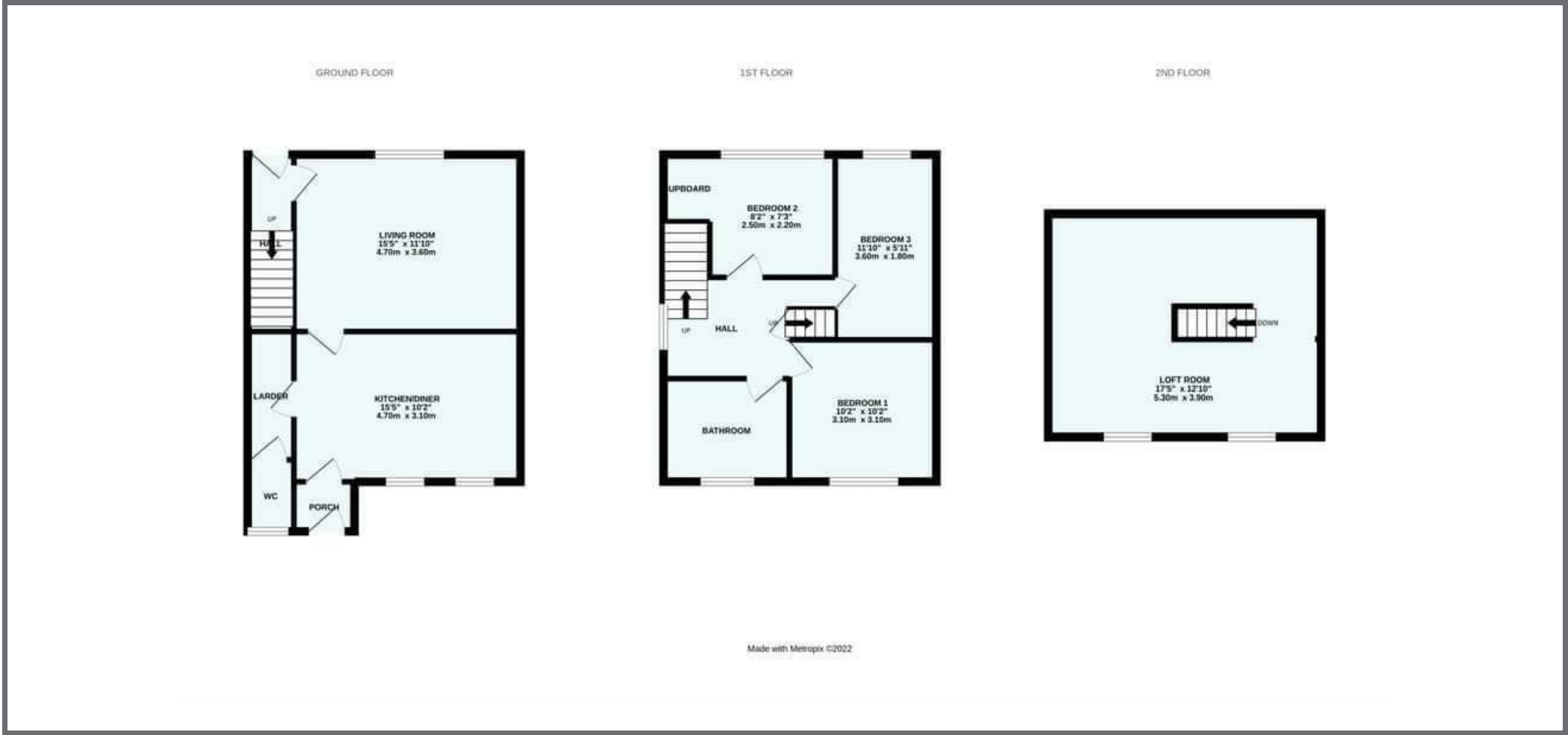
DEFINITION OF AUCTION AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

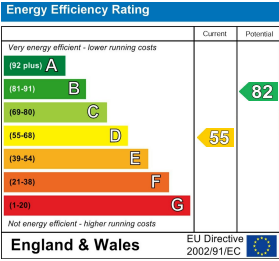
SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



21/22 Southernhay West, Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London