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Riverside Lodge





#### METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Wednesday 2nd July at 5pm. 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 - [stags.co.uk](https://stags.co.uk) on the Auction Page.

#### SITUATION

The property is situated just outside of the village of Cove, in a rural yet accessible location. Tiverton is located just has a good range of shopping, schooling and recreational facilities including a hospital, golf course and sports centre. There are schools for all ages including the renowned Blundell's Public School. Junction 27 of the M5 is approximately 7 miles distant, alongside which lies Tiverton Parkway Station. The popular Exmoor National Park is not far, with its rugged countryside and coastline.

#### DESCRIPTION

A detached grade II listed three-bedroom cottage in need of significant renovation. Likely to appeal primarily to cash buyers. The property is situated alongside the River Exe and next to the A396, surrounded by the Exe Valley Countryside.

#### LAND AND BUILDINGS

The land extends from the overgrown gardens along the river to the meadow field. Separate access to the field is from the A396, where a track leads to the buildings. The buildings consist of two Pole Barns (Approximately 23x13 and 16x7 metres) both with box profile corrugated sheeting, concrete floors and in need of repair. The land is attractive with long frontage to the River Exe. There are no rights to fish on the River Exe and there are covenants preventing bathing/paddling. The fishing rights are owned by a third party and more details can be found in the legal pack.

#### SERVICES

Not known, purchasers to make their own enquiries. Ofcom predicted broadband services - Standard Available. Note: There are no current connections in place. Ofcom predicted mobile coverage for voice and data: No data available. Local Authority: Mid Devon District Council.

#### AGENTS NOTE

Japanese Knotweed has been identified on the land for sale on the lower side of the bridge.

#### VIEWINGS

Strictly by appointment with the agents please. Due to the condition of the property, internal inspections are prohibited at this time.

#### DIRECTIONS - WHAT3WORDS

///save.fevered.spreading

#### 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.

#### BUYERS & 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 no later than 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

Louise Webber, Dunn & Baker, 38 High Street, Cullompton, EX15 1AE  
[l.webber@dunnandbaker.co.uk](mailto:l.webber@dunnandbaker.co.uk), 01884 33818 // 01884 831959

#### COMPLETION DATE

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

#### DEFINITION OF AUCTION GUIDE 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.

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Grade II listed house, for complete renovation, agricultural buildings and meadow/fields adjoining the River Exe.

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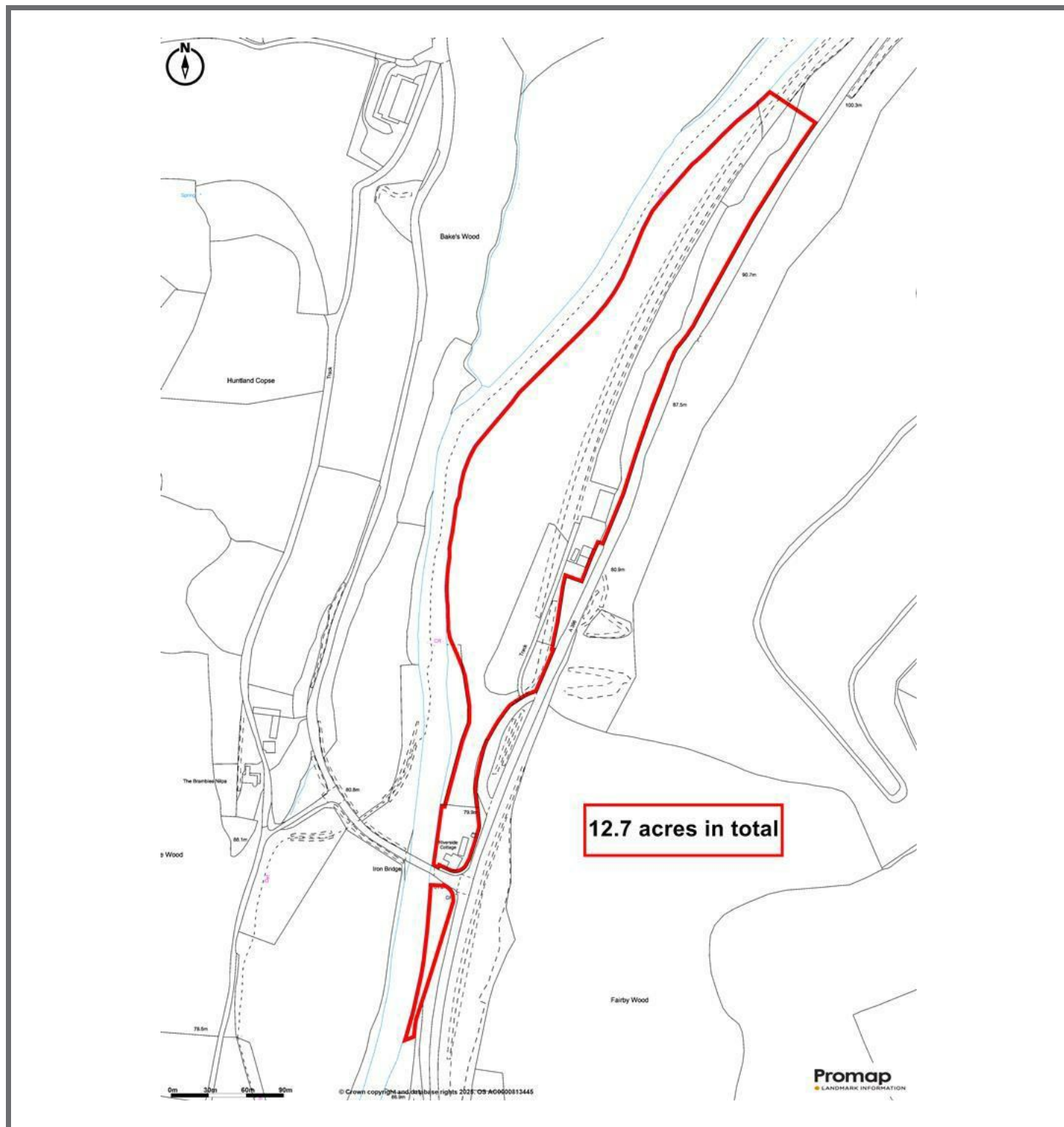
- ONLINE AUCTION
- AUCTION GUIDE £250,000
- Detached House
- For Complete Renovation
- Large Farm Buildings
- Meadow Land
- All Adjoining River Exe
- 12.7 Acres in Total
- Council Tax Band G
- Freehold

Auction Guide  
£250,000









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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		19	19
EU Directive 2002/91/EC			

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