



Apartment 1 Globe Court, Dowell Street, Honiton, Devon
EX14 1DL

For Sale By Online Auction. A well presented and spacious top floor apartment in the heart of the town.

Rail Station: 0.4 miles Coast: 9 miles Exeter: 20 miles

• Sale by Auction • Auction end date - Thursday 3rd July 2025 4pm • Open Plan Living / Kitchen • Two Bedrooms • Modern Shower Room • Gas central heating • Investment Property • EPC: C • Leasehold - Share of freehold • Council Tax Band: A

Auction Guide £100,000

01404 45885 | honiton@stags.co.uk

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Thursday 3rd July 2025 at 4pm. 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 on the Auction Page.

SITUATION

Globe Court is an imposing Grade II listed three storey building of rendered elevations under a slate roof, enjoying a prime central location on the corner of the High Street and Dowell Street at the heart and conservation area of the market town of Honiton.

Honiton offers a range of amenities including Tesco, Aldi and Lidl supermarkets, an out of town retail park and a diverse and interesting range of independent shops including many antique, bookshops and a twice weekly street market. Mainline rail link for direct trains to London Waterloo and Exeter. The A30 dual carriageway provides quick access to Exeter and Exeter regional airport.

The Regency town of Sidmouth along with popular beaches of Branscombe, Seaton and Lyme Regis are within easy driving distance. Taunton, the County Town of Somerset, lies to the north east and provides a wide range of cultural and educational facilities as well as mainline station on the London (Paddington) line.

DESCRIPTION

This two bedroom apartment is situated in the heart of Honiton. There is an external staircase to the rear which rises to the second floor

'gantry/external landing' with private entrance door into the apartment. Entering the hallway, there are rooms off of to include the shower room with double walk in shower. Open living accommodation with modern fitted kitchen and two bedrooms. Being sold with no onward chain.

OUTSIDE

There is no allocated outside space or parking with the property however Lace Walk Car Park lies on the opposite side of Dowell Street for which annual permits are available from East Devon District Council.

SERVICES

Mains electric, gas, water and drainage, Council Tax Band A

TENURE

The property is held on a long leasehold until 3016, with a share of the freehold, which forms part of a management company. The property pays about £500 per year maintenance and ground rent, with a 10% share of the costs of maintaining the property.

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 comply, please contact a member of our lettings team on 01404 42553.

This property has been let by Stags for a number of years. Estimated rental value of £800 - £825 pcm per calendar month with a gross yield of approximately 9.6 - 9.97%.

DIRECTIONS

From Stags High Street offices proceed down the High Street in an



easterly direction. At the traffic lights turn right into Dowell Street, and the entrance to Globe Court can be found immediately on the left hand side. Apartment 1 can be found at the top of the stairs.

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 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 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

Alison Lock - Scott Rowe Solicitors
36A Fore Street, Chard, TA20 1PT
01460 63336

COMPLETION DATE

Completion date will be 6 weeks after the auction.

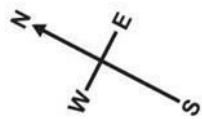
DEFINITION OF AUCTION GUIDE AND RESERVE

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.

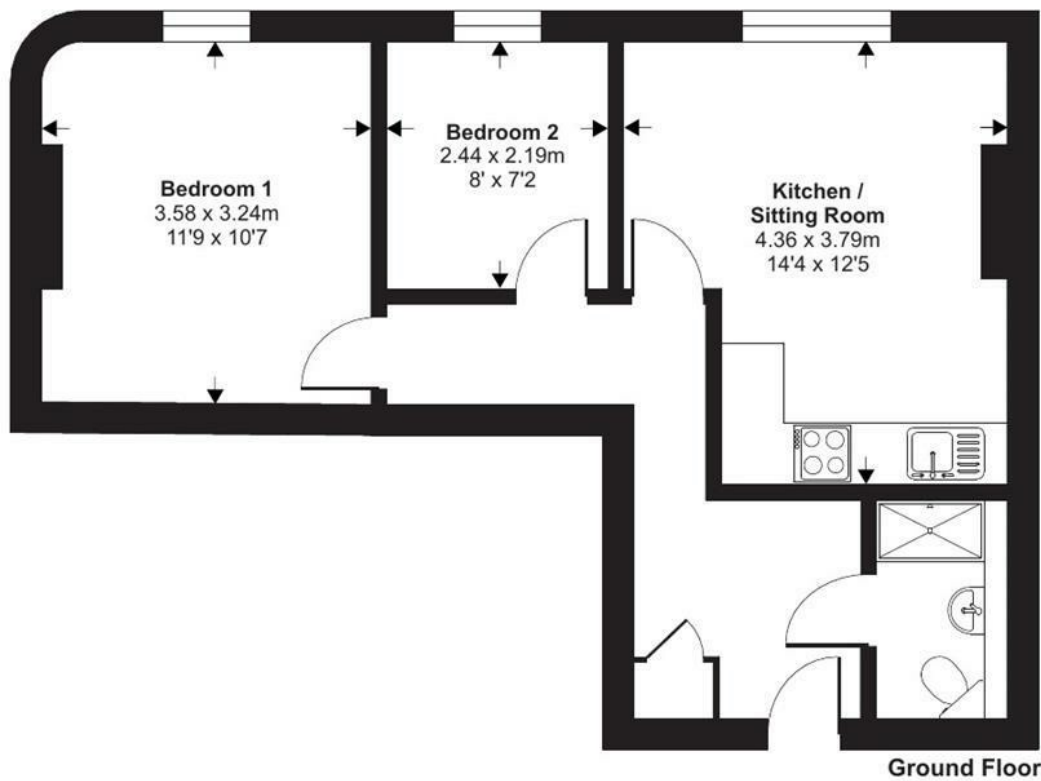
SPECIAL CONDITIONS OF SALE

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.





Approximate Area = 484 sq ft / 45 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1300046



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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.