



1 Fortfield, Wick, Honiton, EX14 4TY

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**SALE BY AUCTION** - Three bedroom semi-detached home set in 1/4 acre with stunning rural views, requiring renovation.

Honiton 3.5 miles Exeter 21 miles Taunton 19 miles

- ONLINE AUCTION • Auction end date - Wednesday 11th February at 4.30pm • In all 0.255 acres (0.1 ha)
- In need of updating • 3 Bedrooms • Backing on to fields
- Section 157 clause • Council Tax Band C • EPC F • Freehold

**Auction Guide £200,000**

01404 45885 | [honiton@stags.co.uk](mailto: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 will be Wednesday 11th February at 4.30pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property legal pack can be accessed via our website - stags.co.uk on the Auctions tab.

### SITUATION

Located on the edge of the small hamlet of Wick, the property is set in an elevated position with fantastic views being set below the Iron Age hill fort of Dumpdon, north east of the busy market town of Honiton. Honiton is known for it's history of lace and antiques, and provides a range of amenities including schools and recreational facilities, alongside many specialist antique and book shops. The town also has a station which offers a direct line to London Waterloo.

The A30 provides access to the Cathedral and University City of Exeter with its international Airport, M5 access and mainline rail link to London Paddington. Taunton is to the north, whilst to the south is the coast, much of which is now designated a World Heritage Coastline.

The property is situated in the Blackdown Hills National Landscape (formerly known as an AONB), and from the grounds there are superb views across the Otter Valley, with a number of delightful walks and rides in the area.

### DESCRIPTION

This semi-detached home is positioned at the top of it's large garden with fantastic views across the valley. Now in need of modernisation and updating, the property provides a fantastic blank canvass to make improvements, with rendered elevations, thought to be brick, under a likely asbestos slate style roof, the property as metal frame single glazed windows.

The accommodation includes an entrance hall with stairs to the first floor, sitting room with fantastic views and feature fireplace, as well as a kitchen/breakfast room with door to the rear and a larder.

On the first floor are three bedrooms (two overlooking the front and views), as well as a family bathroom.

### OUTSIDE

The large plot extends in all to 0.255 acres (0.1 ha) with parking for one car. The sloping lawns are interspersed with trees and hedging to three sides and a small stream along the bottom. There is a useful timber shed.

### SERVICES

Mains water and electric. Private drainage via new (2025) treatment plant shared with next door. Ultra fast fibre broadband via Gigaclear with up to 1,000 mb/s available, mobile coverage likely outside with EE, O2 Three and Vodafone (Ofcom).

### NOTE

Please note that this is a former East Devon DC property and is therefore subject to a Devon restriction. Further information from Stags.

### DIRECTIONS

From Honiton and the A30, turn off north signposted Dunkeswell. Proceed along this road turning first right after crossing the River Otter and follow this lane to the tiny hamlet of Shaugh. Turn left opposite a stone barn conversion and follow this lane up Dumpdon Hill and take the first left to Wick. Continue down the hill, turning left down the no through road, past the farm buildings and the property is immediately on the left.

### PROOF OF IDENTITY

Under the 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 & 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 Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.



An additional administration fee of £1200 (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

Jo Barrat  
Every  
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#### COMPLETION DATE

Twenty business days 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.

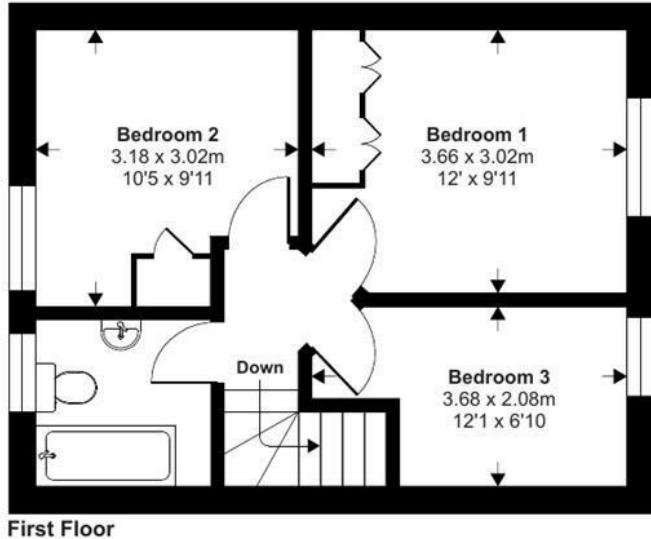
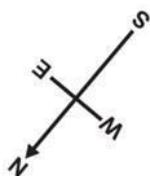
#### SPECIAL CONDITIONS OF SALE

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.

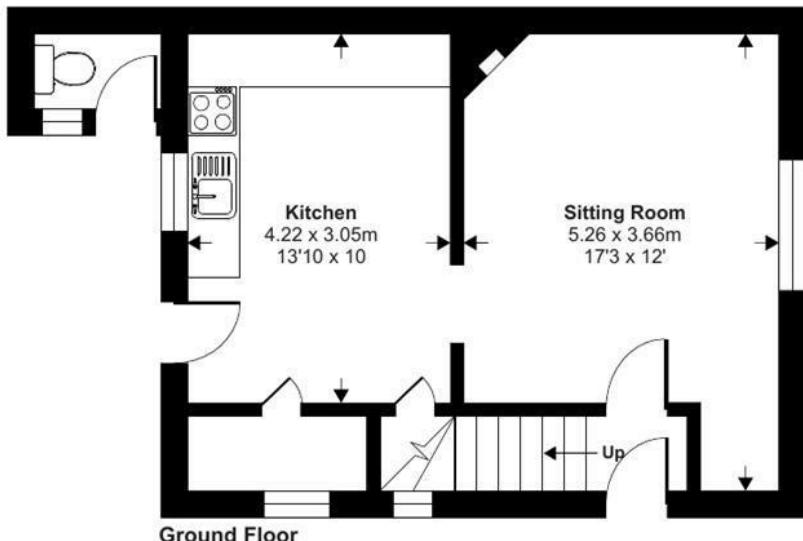


Approximate Area = 793 sq ft / 73.7 sq m

For identification only - Not to scale



First Floor



Ground Floor



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024.  
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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.