

## Hoodown, Kingswear, Dartmouth, TQ6 0AZ



**FOR SALE BY MODERN METHOD OF AUCTION - T & C's APPLY. SUBJECT TO RESERVE PRICE. BUYERS FEES APPLY. Operated by iamSoldLtd.**

A fantastic opportunity to acquire this interesting, **TWO BEDROOM DETACHED BUNGALOW** which now requires modernisation and refurbishment, offering huge scope and potential for a purchaser to create a stunning home in the beautiful village of Kingswear. The bungalow briefly offers; Lounge/dining room, kitchen/breakfast room, useful utility with w.c. and rear lobby with store cupboards along with two double bedrooms and shower room/w.c.

Large sloping gardens surround the property and it enjoys some views across Kingswear to the River Dart and Waterhead Creek. There is a single garage with parking space in front at road level.

"Southleigh" is nestled in a very peaceful and tranquil position on Hoodown Lane, a secluded bank of the beautiful riverside, South Hams village of Kingswear, occupying a large, south facing plot overlooking Waterhead Creek and Kingswear. There is a gate at the bottom of the garden which gives direct access to Ferry Lane giving easy access to Waterhead Creek, Darthaven Marina and the River Dart where the car/passenger ferry crosses to Dartmouth.

**Auction Guide Price £675,000 Freehold**

**ENTRANCE PORCH. 8' 1" x 9' 9" (2.46m x 2.97m)**

**ENTRANCE HALL. 15' 1" x 3' 10" (4.59m x 1.17m)**

**LOUNGE/DINING ROOM. 16' 1" x 15' 5" (4.90m x 4.70m) max decreasing.**

**KITCHEN/BREAKFAST ROOM. 15' 6" x 8' 0" (4.72m x 2.44m)**

**BEDROOM 1. 15' 1" x 13' 11" (4.59m x 4.24m) max.**

**BEDROOM 2. 11' 11" x 11' 5" (3.63m x 3.48m)**

**SHOWER ROOM/W.C. 6' 11" x 9' 3" (2.11m x 2.82m)**

**REAR PORCH. 9' 10" x 3' 8" (2.99m x 1.12m)**

**LOBBY. 11' 3" x 3' 7" (3.43m x 1.09m)**

**UTILITY ROOM. 4' 7" x 6' 3" (1.40m x 1.90m)**

#### **OUTSIDE.**

Situated on Hoodown Lane is a **DETACHED GARAGE** with parking space to front. Steps lead down to the bungalow and gardens. Southleigh is nestled in large south facing gardens, overlooking Waterhead Creek and across to Kingswear.

#### **AUCTIONEER COMMENTS:**

**The property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 day reservation period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd)**

**If considering a mortgage, inspect and consider the property carefully with your lender before bidding.**

**A buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding.**

**The buyer signs a reservation agreement and makes a payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The fee is considered within calculations for stamp duty.**

**Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.**

**COUNCIL TAX BAND: E**

**ENERGY RATING: F**

**AGENTS NOTE:** Mains water, electricity and drainage. Solar Panels. The Ofcom website indicates that standard broadband is available in this location. Please check with your mobile provider for mobile coverage.

#### **DIRECTIONS.**

From The Square (lower/pedestrian ferry) proceed up Fore Street toward the Banjo. Proceed out of the village on the Brixham Road and turn sharp left after Hoodown Creek and before the right hand turning onto Waterhead Close. Proceed along the lane and bear right where you will find the property on the left hand side.



#### **LAYOUT GUIDE ONLY – NOT TO SCALE**

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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