



1 LANGAPARK, CHUDLEIGH KNIGHTON, TQ13 0HD





# 1 LANGAPARK

CHUDLEIGH KNIGHTON • DEVON • TQ13 0HD

1 Langa Park comprises an end terrace two bedroom cottage, set in tucked away location with the village of Chudleigh Knighton, The property is in need of renovation and refurbishment to unlock its full potential.

The cottage is being offered for sale by the Modern Method of Auction.

**GUIDE PRICE : OIEO £100,000**

THE TEIGN VALLEY OFFICE

TEL: 01626 852666

HELLO@SAWDYEANDHARRIS.CO.UK

WWW.SAWDYEANDHARRIS.CO.UK





# For Sale By Auction



## **AUCTIONEERS COMMENTS**

This 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, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes 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 £960 inc. VAT. These services are optional.





There is a KITCHEN area with window to the side and LOBBY OFF and the BATHROOM sits to the rear.



The LOUNGE has a window to the front elevation and door leading to the front of the property.





BEDROOM ONE offers a window to the front and elevations offering some fantastic views towards Dartmoor.





BEDROOM TWO sits to the rear and again offers some fabulous views. Situated off is a WC.





# OUTSIDE

There is a small front garden, giving access to the front door.

There is an attached store and further stone shed, situated close by. There are two further areas of garden and woodland which can be accessed down a private, shared pathway which leads behind the property.





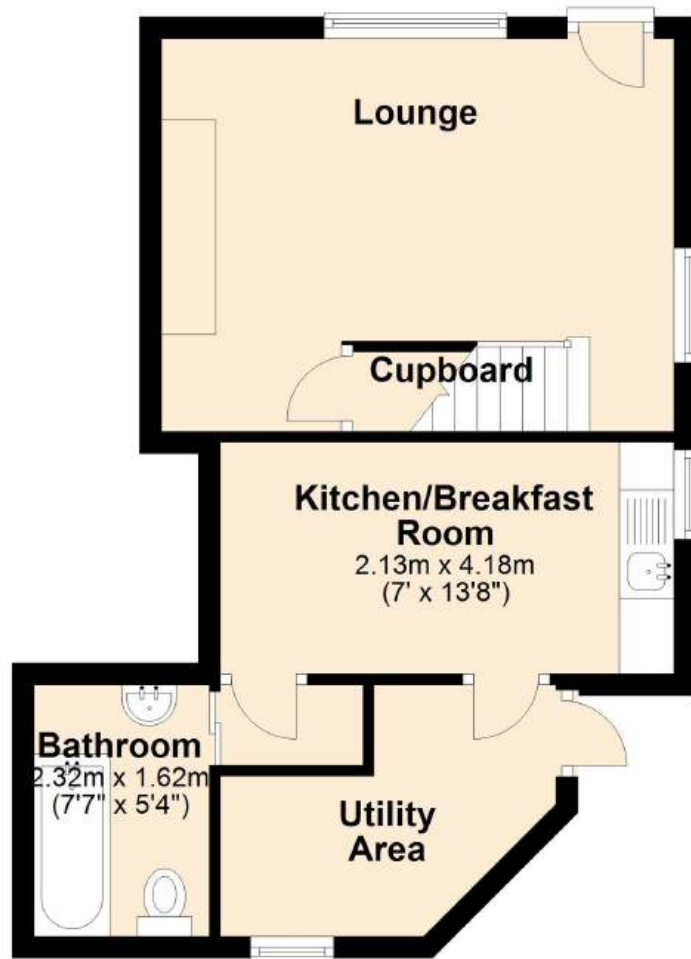




# Floorplans

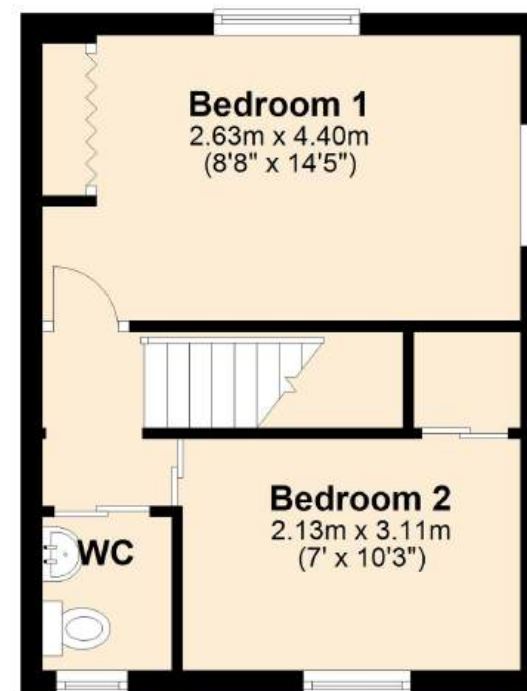
## Ground Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



## First Floor

Approx. 25.8 sq. metres (277.3 sq. feet)



Total area: approx. 62.9 sq. metres (676.7 sq. feet)

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only



# Key Facts for Buyers

## TENURE

Freehold.

**Please note** - A clawback clause applies to the away garden/woodland areas. This means that if the land is developed in the future, a percentage of the uplift in value will be payable to the current seller. Full details of this clause, including the exact terms and area affected, are available upon request.

## PARKING

There is no parking with the property. Please park in the village if attending to view.

## LOCATION

What3Words: mulled.comedians.sooner

**COUNCIL TAX** - Band B

**EPC** - C

## SERVICES

All mains services are to the property.

## BROADBAND

Broadband is available but for more information please click on the following link - **Open Reach Broadband**

## MOBILE COVERAGE

Check the mobile coverage at the property here - **Mobile Phone Checker**

## AUCTION

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. The Property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold auctions.

## VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at The Teign Valley Office - 01626 852666 Email - [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance



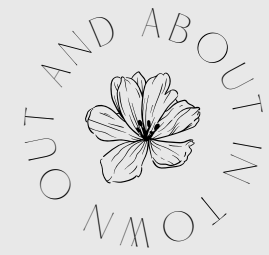
4069  
3.843ha  
9-50

EXTRACT FROM LAND  
REGISTRY PLAN -  
FOR IDENTIFICATION  
PURPOSES ONLY AND  
NOT TO SCALE





# About... Chudleigh



Chudleigh has a wealth of charm and community spirit, but has the atmosphere of a village. It is well served by a good range of shops, public houses, restaurants, church and primary school.

The town also has excellent provision for after school child care, as well as two playschools and mother and toddler groups. There is also a library, health centres, dentist and facilities for numerous sports and pastimes.

Chudleigh is well located near the A38 which provides easy access to Plymouth, Exeter, Exeter Airport and the M5 motorway. There is a mainline railway station at Newton Abbot with connections to London Paddington, Exeter and Plymouth.

Also within easy reach is the stunning south Devon coast, including the Rivers Teign and Exe estuaries and very close by is the beautiful scenery of Dartmoor with its many opportunities for walking and riding.







LANGAPARK  
NOS 1-4





To view this property strictly by appointment only please scan the QR code above,  
pop in to our office or please do give us a call using the contact details below.

THE TEIGN VALLEY OFFICE  
TEL: 01626 852666  
HELLO@SAWDYEANDHARRIS.CO.UK  
WWW.SAWDYEANDHARRIS.CO.UK

