



3 ALBERT TERRACE, BOVEY TRACEY, TQ13 9AP



3 Albert Terrace

BOVEY TRACEY • DEVON • TQ13 9AP

A one bedroom mid-terraced property with garden and workshop, in need of renovation and upgrading, situated in a tucked away position in the heart of Bovey Tracey.

For sale by the Modern Method of Auction.

THE TEIGN VALLEY OFFICE

TEL: 01626 852666

HELLO@SAWDYEANDHARRIS.CO.UK

WWW.SAWDYEANDHARRIS.CO.UK

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CELEBRATING 175 YEARS



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.

The front door leads in to the KITCHEN area with window to the front and the LOUNGE sits to the rear.



The LOUNGE has a window to the rear elevation and door leading to the garden, across the rear access pathway.



There is a BEDROOM to the first floor with a window to the rear elevation and built-in cupboards. A loft room is situated on the top floor with velux window.



The BATHROOM is on the first floor along with a separate WC



OUTSIDE

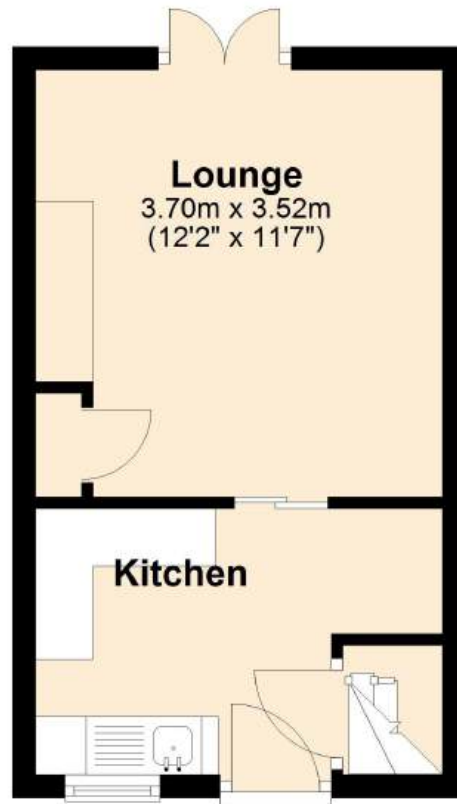
There is a small front garden, giving access to the front door.

The rear garden is laid to lawn with a path leading down to the river at the bottom. There is a workshop/shed opposite the property and a further smaller, storage shed situated just along from the property,



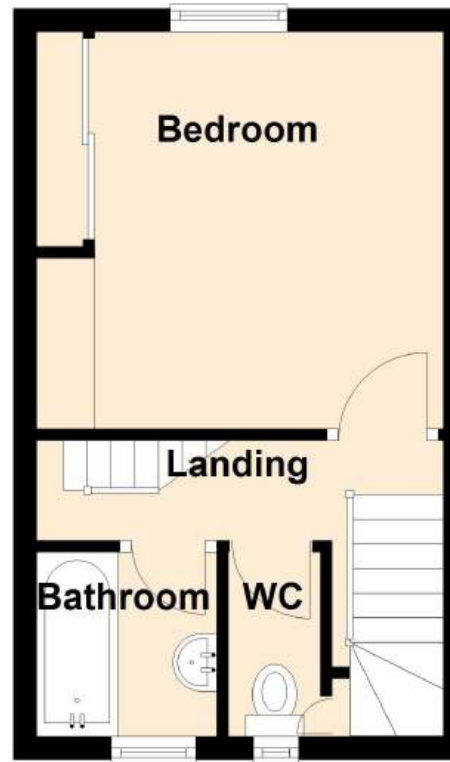
Ground Floor

Approx. 21.5 sq. metres (231.2 sq. feet)



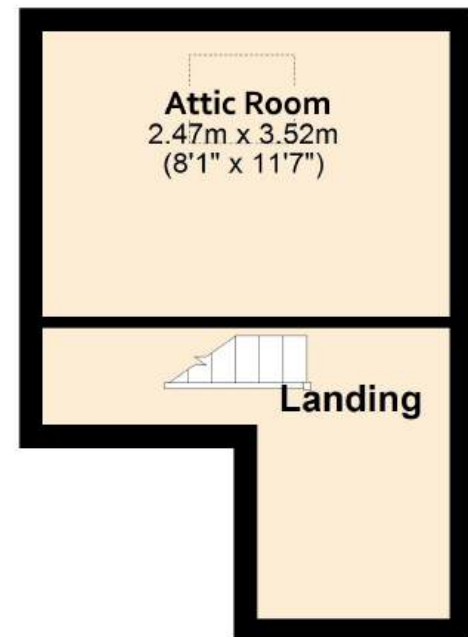
First Floor

Approx. 21.5 sq. metres (231.2 sq. feet)



Second Floor

Approx. 14.8 sq. metres (159.2 sq. feet)



Total area: approx. 57.7 sq. metres (621.6 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.

COUNCIL TAX - Band A

EPC - F

SERVICES

All mains services are to the property. There is a gas boiler in 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](#)

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at The Teign Valley Office - 01626 852666 Email - 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

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.

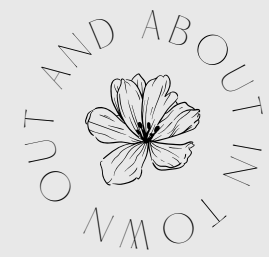
MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

[Property Report - Key Facts for Buyers](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

The Area



Nestled on the edge of Dartmoor National Park, Bovey Tracey is a picturesque market town known as "The Gateway to the Moor." Its charming streets, lined with cob and granite buildings, reflect a rich heritage dating back to Saxon times. The town boasts a vibrant arts and crafts scene, highlighted by the renowned MAKE Southwest gallery housed in a historic riverside mill.

Residents enjoy a strong sense of community, with local markets, independent shops, and annual festivals like the Contemporary Craft Festival adding to the town's appeal. Surrounded by stunning countryside, Bovey Tracey offers easy access to outdoor pursuits, making it an ideal location for those seeking a blend of cultural richness and natural beauty.







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.

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