



Higher Cottage

Higher Cottage, Brook Street, Slapton, Kingsbridge, TQ7 2PW



METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Tuesday 2nd December 2025 at 5pm. 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

Slapton is considered to be one of the prettiest and most desirable villages in the South Hams, almost equal distance between Kingsbridge and Dartmouth, the village has a thriving local community, two excellent pubs, a well-stocked general store, village hall, chapel and C13th church. It is just a few minutes walk from a 3-mile long beach and is also known for the internationally famous Slapton Ley Nature Reserve. The National Nature Reserve at Slapton Ley, a Site of Special Scientific Interest is located on the edge of the village and is the largest freshwater lake in the south west of England.

DESCRIPTION

Higher Cottage is a semi detached three bedroom property which has been in the same ownership for 31 years and is offered for sale with no onward chain. The cottage is thought to date back several centuries and has been extended and altered over the years. Although it now requires complete modernisation, this sale offers an excellent opportunity for purchasers wishing to create a home to their own taste and specification.

The accommodation currently comprises a good-sized sitting room with exposed timbers and a large stone fireplace with an inset gas fire, enjoying a double aspect with a window seat and door leading to the front garden.

The kitchen is fitted with a range of base and wall units with a view across the village. A rear foyer provides access to a useful pantry, cloakroom, and the integral garage. Above this area is Bedroom 3, featuring exposed vaulted ceilings, a large window, and a skylight.

On the first floor, Bedroom 1 is a good-sized double room with a front aspect and recess for a wardrobe. Bedroom 2 has a window seat overlooking the rear garden. From the landing, there is an occasional bedroom area with an airing cupboard housing the hot water cylinder. Bathroom which includes a bath with shower over, WC, and hand basin.

To the front, a pathway leads through the garden to the entrance porch and garage (suitable for a small or medium-sized vehicle). The front garden enjoys a pleasant, sunny aspect. A door from the sitting room, provides access to the rear patio, with steps leading up to further elevated areas with mature planting and space for further seating areas.

SERVICES

Mains drainage, electricity and water. LPG bottles for gas fire.

DIRECTIONS

what3words///royally.convinces.verb Whilst the property has a single garage for a small car, please park further down Brook Street and walk to the property.

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 & 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

Jess Nixon of Sail Legal, Sail Legal, 217 Regus House Chester Business Park, Herons Way, Chester, England, CH4 9QR. 0808 196 7007 / jess.nixon@saillegal.co.uk

COMPLETION

The completion date will be as dictated by the solicitor (or include the timeframe) and included in the legal pack.

DEFINITION OF AUCTION GUIDE & 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

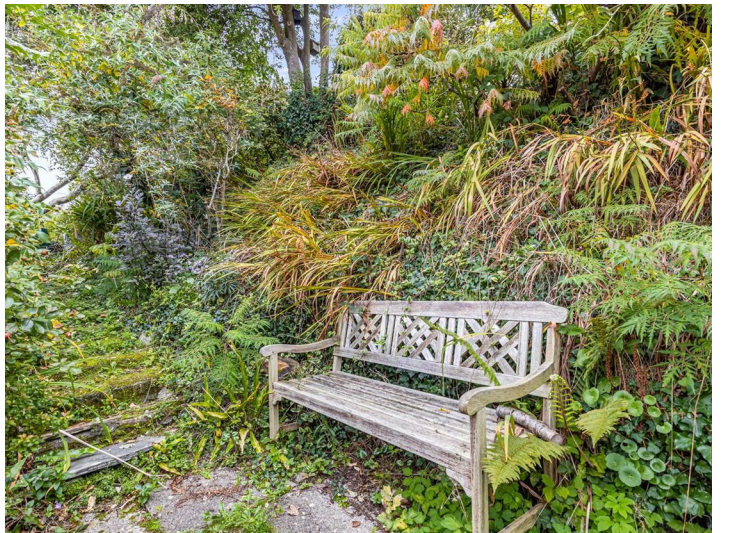
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

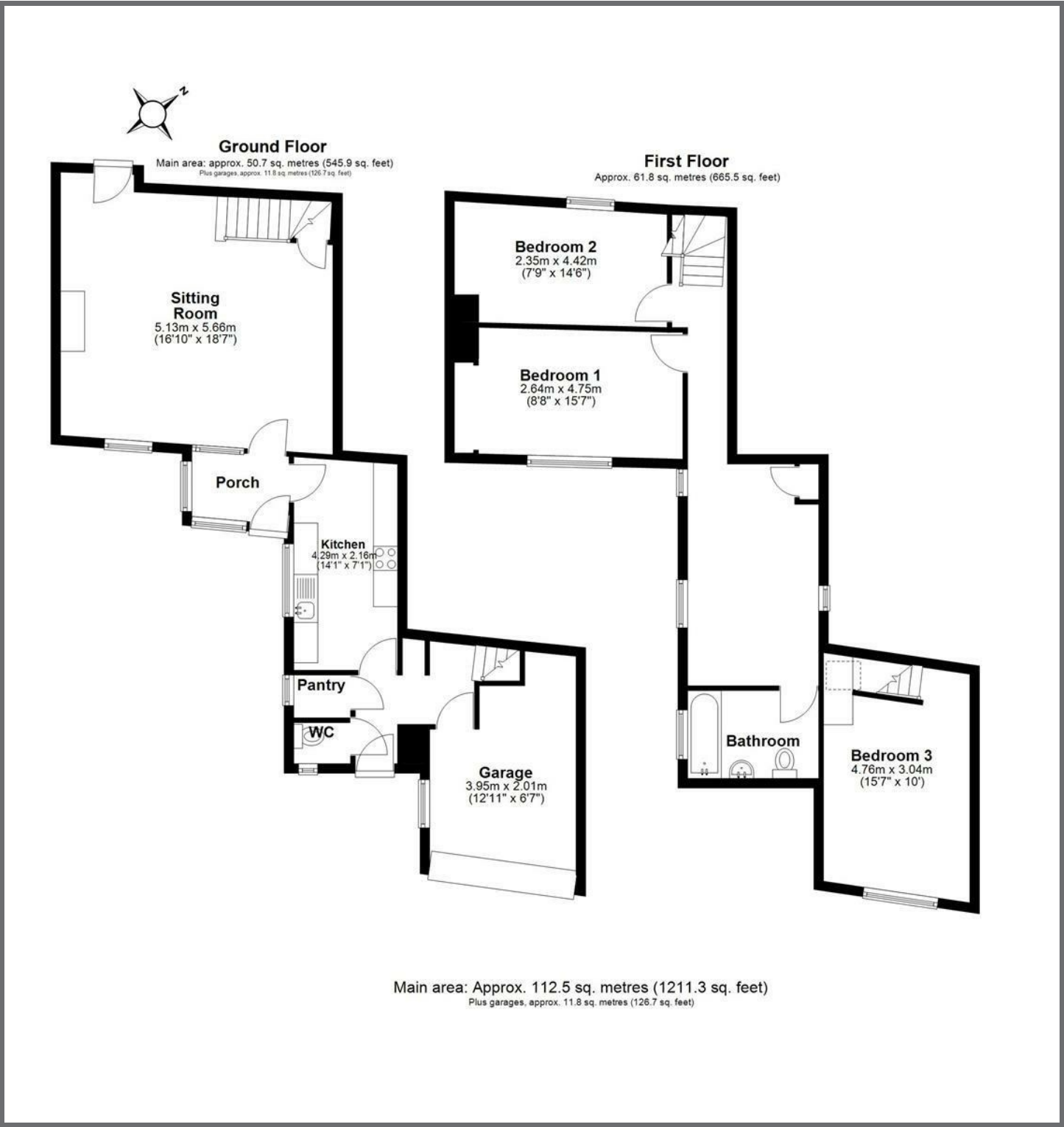
Slapton Sands 0.5 miles. Kingsbridge 8 miles. Totnes 13 miles.

A three bedroom semi detached cottage situated in the sought after village of Slapton. For sale by online public auction.

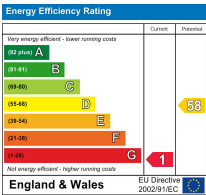
- Online Auction
- Auction end date - 2nd Dec 2025 at 5pm
- Unlisted property
- Period character
- Front and rear areas of garden
- Single garage for a small car
- Freehold
- Council Tax Band E

Auction Guide
£225,000





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.



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