



Rose Cottage, Brook Street
Slapton, Kingsbridge, Devon, TQ7 2PW

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS



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Slapton, Kingsbridge, Devon, TQ7 2PW

INTRODUCTION

FOR SALE BY AUCTION, UNLESS PREVIOUSLY SOLD. A charming and characterful detached cottage with front and rear gardens, garage and parking situated in the popular area of Slapton. The ground floor accommodation comprises sitting room, dining room, galley kitchen, cloakroom and a bedroom. To the first floor are three double bedrooms and the family bathroom.

Outside, the front garden is laid to lawn with mature shrubs, at the rear, the garden is laid to lawn with a decked area. There is a summer house and single garage with parking to the front.

SERVICES

Mains electricity, water and drainage.

METHOD OF SALE

The property will be offered for sale by auction subject to reserve price at Dartmouth Yacht Club on Wednesday 23rd July at 3pm prompt. A 10% deposit based on the sale price will be payable at the fall of the hammer and in addition a 1% buyers premium will be payable to the vendors sole selling agents by means of a BACS payment at the time and venue of the auction.

PROXY BIDS

Those not able to attend the auction but intend to use a proxy must complete and return a proxy form and have with them at the time of the auction a cheque made payable to the vendors solicitor for 10% of the guide price.

SPECIAL CONDITIONS OF SALE

Copies of the special conditions of sale can be obtained from either the vendors sole agents, Marchand Petit, Totnes Office, 01803 847979 or from the vendors solicitors Gillian at Samuels

BUYERS PREMIUM

A buyers premium of 1% plus VAT of the hammer price will be payable to the sole agents and auctioneers in addition to the purchase price and deposit payable to the vendors solicitors at the auction. In the event the property is sold prior to auction or after the auction the buyers premium remains payable to the sole agent in accordance with the contract.

MONEY LAUNDERING REGULATIONS

All interested buyer attending the auction and intending to bid should register for anti-money laundering purposes providing proof of identity and address in order to comply with money laundering regulations.

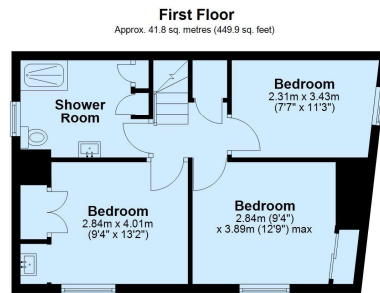
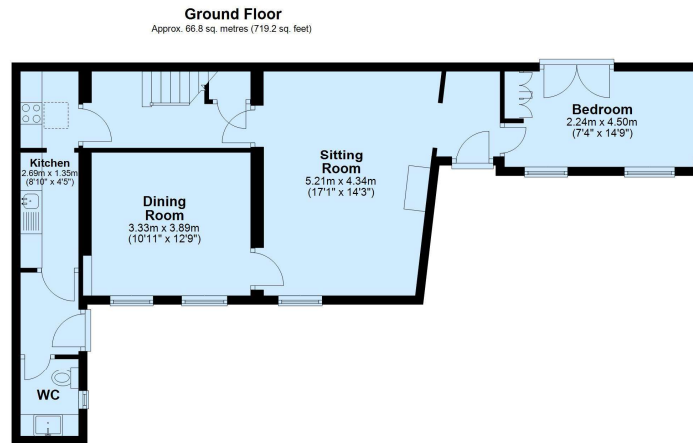
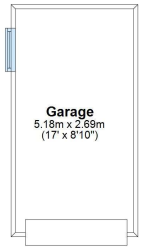
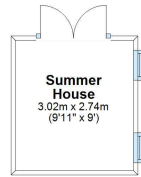
COMPLETION

It is proposed that completion will take place 28 days from the auction date or sooner by agreement.

AUCTION CONDITIONS

Our standard auction conditions can be viewed on our website.

<https://www.marchandpetit.co.uk/pages/services-auctions>



Total area: approx. 108.6 sq. metres (1169.0 sq. feet)



IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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