



Luscombe Maye

Since 1873



# Sherford, Kingsbridge

Guide Price £375,000

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## SITUATION & DESCRIPTION

Situated in the popular countryside village of Sherford this substantial property requires renovation and modernisation throughout with further development opportunity STP. The property briefly comprises Kitchen with a range of floor and wall mounted units, electric oven and under stairs storage, snug with open fire, dining room and a well-proportioned living room with sliding doors and open fire.

Stairs lead to the first floor landing where you will find the family bathroom comprising bath and hand basin, separate WC and two double bedrooms with the master bedroom enjoying an ensuite bathroom with bath and WC.

Outside the property benefits from a large wrap around garden with stone outbuilding and the potential for further development subject to gaining the necessary planning consents.

## METHOD OF SALE

The property is offered for sale by Traditional Online Auction ending on Tuesday 9th April 2024 at 12.00pm (unless sold prior.) The auction and exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date.

## BUYERS & ADMINISTRATION FEE

The successful purchaser(s) will be liable to pay the sum of £6,200. From this a "buyers fee" of £3,600 inc VAT is retained by Luscombe Maye and our auction partner (Bamboo Auctions) as a contribution towards the online auction platform costs and £1,400 which forms the deposit which is payable towards the purchase price. There is also an administration fee of £1,200 including VAT payable by the successful purchaser(s).

## COUNCIL TAX

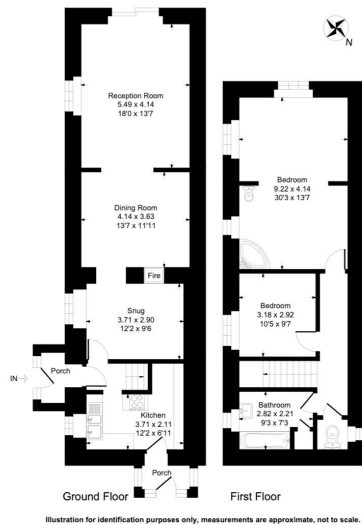
The property is in Council Tax Band D



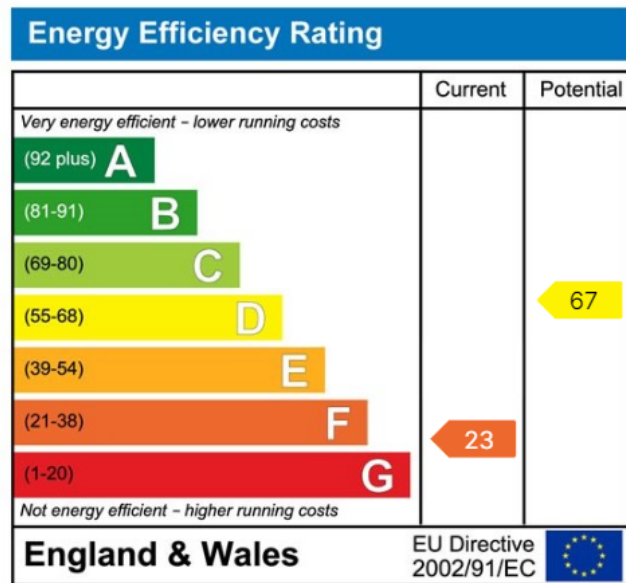


Crossways, Sherford, TQ7 2AX

Approximate Gross Internal Floor Area = 119.6 sq m / 1288 sq ft



- Countryside Location
- Substantial Plot
- Development Potential STP
- Nearby Countryside Walks
- Detached Property
- Two Bedrooms
- Short Drive to the Coast
- In Need of Renovation Throughout



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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