

ONLINE
AUCTION



Buckleys Harraton

Modbury PL21 0SU

RENDELLS

Buckleys Harraton

Modbury, PL21 0SU

Auction Guide Price **£320,000**

**** To be sold by Online Auction ending at 19:00hrs on Tuesday 6th August ****

A 4-bedroom detached house with two reception rooms, good sized kitchen diner, utility and boot room with garage and workshop, driveway with parking for two vehicles and small patio area and a large separate garden area (0.25acres).

Harraton is a small hamlet being only 1mile outside of Modbury which is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty', and is only about 4 miles from the nearest beach. There is a good range of local shops including a butcher, baker, grocers, hardware store, chemist, delicatessen and a number of gift shops and art galleries. Other amenities include a primary school, health centre, dentist, veterinary surgery and a mobile library. For more comprehensive shopping, Kingsbridge is 5 miles to the South and Plymouth is about 12 miles to the West. Harraton is on the main bus route and is less than 5 miles south of the A38. Nearby there are cliff top and coastal walks, other beaches and coves, with sailing at Salcombe and Newton Ferrers, 18 hole golf courses at Thurlestone and Bigrby and Dartmoor National Park 5 miles to the North.

- **A character family home**
- **Rural location**
- **4 good sized bedrooms**
- **Large separate garden area with potential (stpp)**
- **Driveway & Parking**
- **No Onward Chain**
- **Bidding Registration & ID checks www.rendells.co.uk/pages/online-property-auction**

Accommodation:

Reception Room: From the front door into the large reception room with beautiful feature fire-place and wooden surround. Dual aspect to the front and the back of the property with a large window seat. **Sitting Room:** Large but cosy Sitting Room with wood burning stove taking the focal point. Large window to the front of the house with a large window seat.

Kitchen/Diner: Good sized kitchen with space for a large kitchen table, built in cupboards and drawers and free standing units. Beamed ceiling and door into Utility Room.

Utility room: Stone walled and concrete floored good sized Utility Room with ample space for various white goods. **Boot Room:** Very useful Boot room leading from the back porch. Great for wet dogs and coats, Belfast sink. **Bedroom 1:** Very large bedroom with built in wardrobe and window to the front of the property. **Bedroom 2:** A large open bedroom with window overlooking the front of the property to the countryside beyond. Built in Cupboard.

Bedroom 3: Another large, light and airy bedroom with a front aspect. **Bedroom 4:** The smaller of the bedrooms, ideal as a small child's room or alternatively great as an office space. **WC:** A small separate WC. **Family Bathroom:** A family bathroom with bath and electric shower overhead, basin and heated towel rail. **Airing Cupboard:** A walk-in cupboard, ideal for lots of storage, leading to a good sized airing cupboard with plenty of shelving, housing the Immersion Heater.





Auction Process & Fees:

The property will be offered for sale by Online Traditional Auction (unless sold prior). The auction end date is **19:00hrs on Tuesday 6th August 2024**. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date.

Buyer Fees/Payments:

The successful purchaser(s) will be liable to pay the sum of £5,000 at the end of the auction. From this a buyer's fee of £3,600 inc VAT is retained by Rendells/Bamboo Auctions as a contribution towards the auction costs, and £1,400 is payable towards the purchase price immediately after the auction. The Completion date will be as dictated by the solicitor and included in the legal pack, shown as 20 working days after the auction.

Deposit Payment:

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amount paid online £1,400.00) 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.

Legal Pack:

The legal pack is available online to be downloaded (via a tab on the online auction site) whilst a paper copy can be obtained from the Seller's Solicitors (who may charge for this service). This includes the searches and legal documents relating to the property. 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 and to consult legal advice prior to bidding.

Seller Solicitors:

Richard Wing of Windeattes Solicitors, 19 High Street, Totnes TQ9 5NW

Money Laundering Checks:

It is a requirement under the Money Laundering Regulations 2017 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 www.rendells.co.uk and complete the ID checks. This is a free registration.

General Remarks & Stipulations:**Tenure:**

Freehold with vacant possession.

EPC:

Band E (47)

Services:

Mains Electricity, Mains Water, shared Septic Tank with drainage system (recently maintained).

Local and Planning Authority:

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE

Council Tax:

Council Tax Band C £2106.40 per annum 2024/2025.

Wayleaves, Easements:

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Tenure:

The property is freehold with vacant possession & NO CHAIN.

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 provision 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.

Viewings

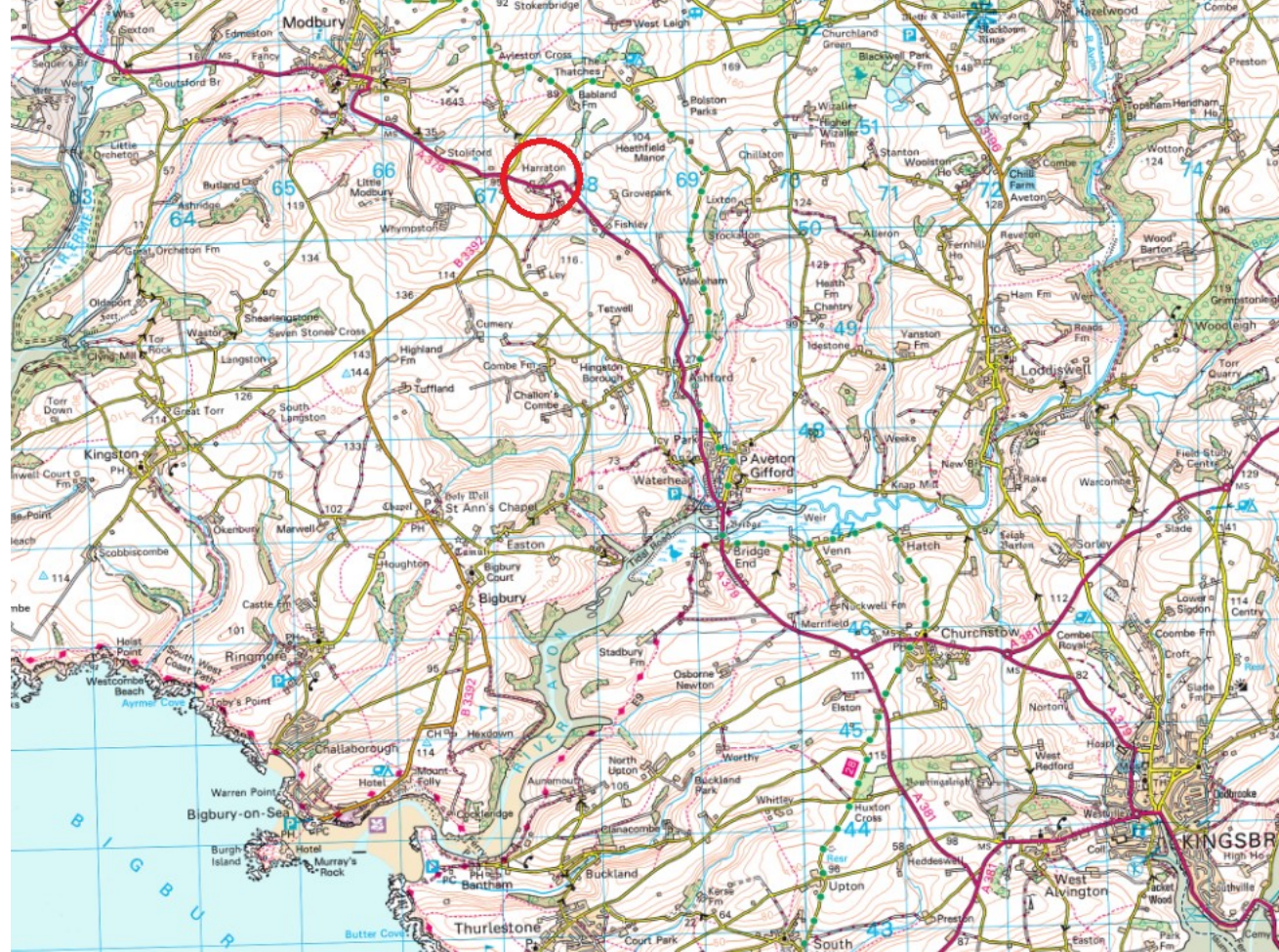
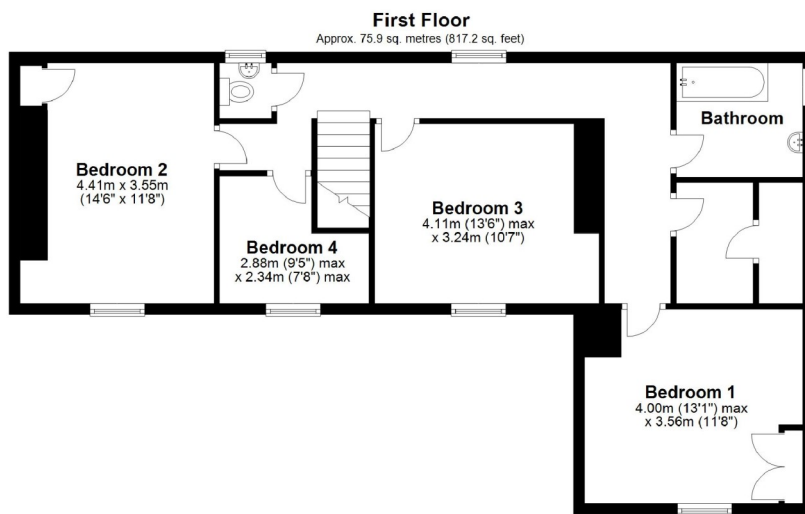
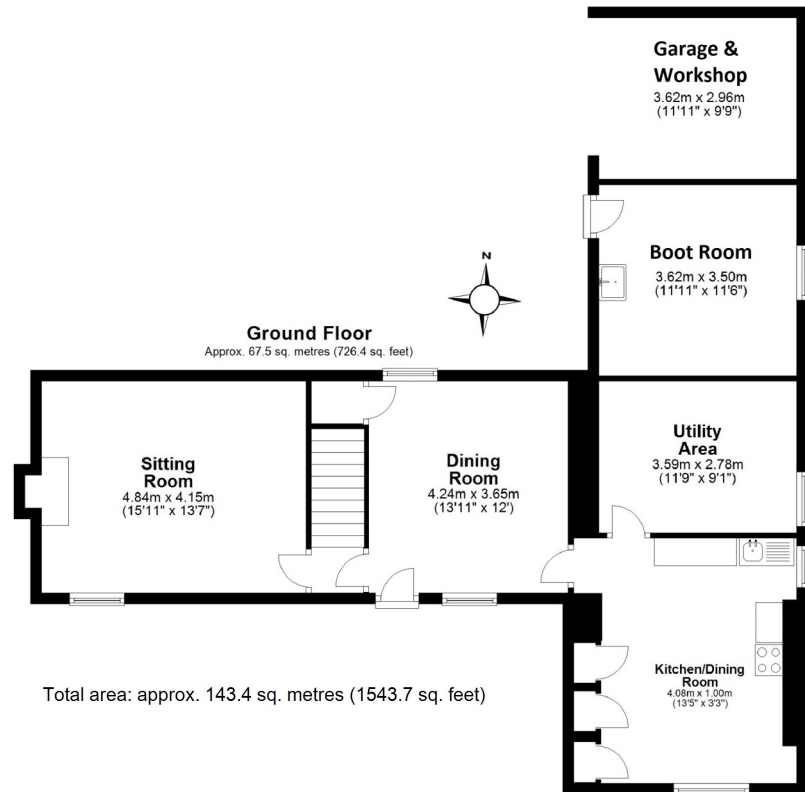
Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.

What3Words: ///decorate.stilted.clouding



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		





Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) 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 there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

