

ONLINE  
AUCTION



**22 Hilltop**

St Ann's Chapel, Bigbury TQ7 4HG

RENDELLS



# 22 Hilltop

St Ann's Chapel, Bigbury

Auction Guide Price **£175,000**

**\*\* To be sold by Online Auction ending at 19:00hrs on Friday 16th August \*\***

**A well-proportioned 3-bedroom semi detached Cornish unit on a large corner plot within the Hilltop estate at St Ann's Chapel. With fantastic village amenities in a semi rural location close to the beaches and countryside, having uninterrupted rural views and parking.**

- Rural village location near the beaches
- 3 Bedroom Cornish Unit (non standard construction)
- Large garden, corner plot with rural views
- Parking
- In need of modernisation
- No Onward Chain
- Bidding Registration & ID checks
- [www.rendells.co.uk/pages/online-property-auction](http://www.rendells.co.uk/pages/online-property-auction)

**Entrance Hall** from the front door with staircase and **Sitting Room** with open fire-place and large windows to the garden. The **Kitchen** with **Dining** area is dual aspect with windows to the side and rear garden. There is a solid fuel Rayburn, built-in cupboard and worktops, electric oven and double stainless steel sink unit, a rear door to the garden and path leads to the **Parking** area. Upstairs are **three Bedrooms** with built in cupboards, and a separate **Bathroom**. Outside the property benefits from a large corner plot **Garden** with **Outbuilding** and uninterrupted rural views.

## **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 Friday 16th 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 Windeatts 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](http://www.rendells.co.uk) and complete the ID checks. This is a free registration.

**General Remarks & Stipulations:**

<b>Tenure:</b> Freehold	<b>EPC:</b> Band G (13)	<b>Services:</b> Mains Electricity, Mains Water, Mains Foul
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**Local and Planning Authority:**

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

**Council Tax:**

Council Tax Band A £1553.86 per annum 2024/2025.

**Restrictions:**

The property is subject to a Section 157 Restriction set out in TP1 dated 14th May 1990 under Clause 6 (b) (i) *that there can only be a disposal to a person who has throughout the period of 3 years immediately preceding the disposal had his place of work or his only or principal home within the County of Devon*. Prospective buyers must take legal advice to ensure they can meet this requirement prior to bidding.

**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:** ///baths.lobbed.silent





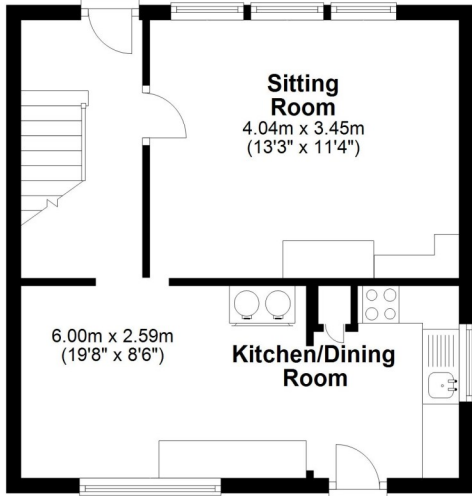
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F		
1-20	G	13 G	





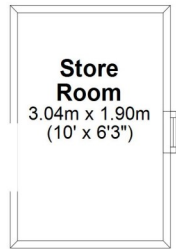
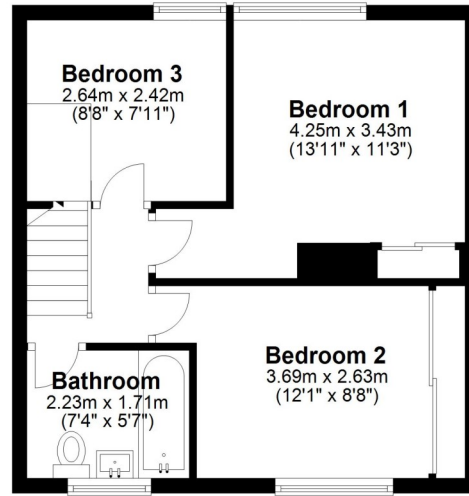
### Ground Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



### First Floor

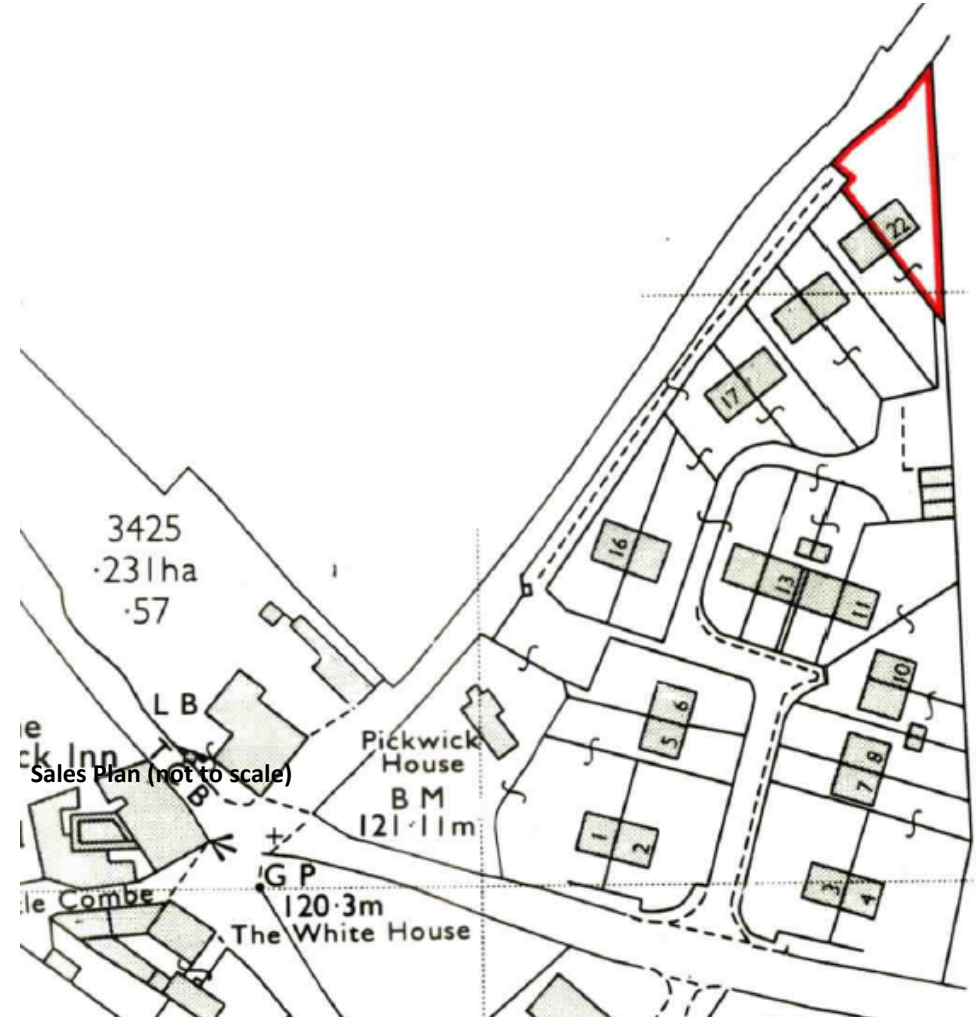
Approx. 36.6 sq. metres (393.5 sq. feet)



Total area: approx. 72.8 sq. metres (783.1 sq. feet)

Please note: This floorplan has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.  
Plan produced using PlanUp.

H.M. LAND REGISTRY		TITLE NUMBER	
		<b>DN281876</b>	
ORDNANCE SURVEY PLAN REFERENCE	SX 66 47	SECTION A	Scale 1/1250 Enlarged from 1/2500
COUNTY DEVON	DISTRICT SOUTH HAMS		© Crown Copyright



#### 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.

13 Market Street, Newton Abbot, Devon, TQ12

2RL  
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