



Carlingford







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Teignmouth Road, Maidencombe, , TQ1 4TP

Teignmouth 4 miles Exeter 21 miles Torquay 5 miles

Discover this charming cottage-style property located on the fringes of Torquay, offering stunning coastal views and close proximity to the quaint village of Maidencombe.

- Online Auction - End Date Tuesday 31st March at 3.30pm
- Five Bedroom Detached Property
- Generous Plot with Coastal Views
- Detached Double Garage
- Semi-Rural Location
- Development Potential Subject to P.P
- Council Tax Band G
- Freehold

Auction Guide £475,000

## Stags Torquay

6 Vaughan Parade, Torquay, TQ2 5EG

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## The London Office

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020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.)  
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](http://stags.co.uk) on the Auction Page.

## SITUATION AND DESCRIPTION

Discover this charming cottage-style property located on the fringes of Torquay, offering stunning coastal views and close proximity to the quaint village of Maidencombe. This delightful home, available with no forward chain, has a history as a successful AirBnB and stands on a generous plot, presenting an ideal opportunity for those seeking a comfortable residence or a development project for a forever home. The ground floor includes two inviting reception rooms, a well-equipped kitchen, three double bedrooms, and a family bathroom. The first floor features two additional double bedrooms, each with an ensuite bathroom, providing breath taking views of the surrounding countryside and the sea.

Maidencombe has a well-regarded pub, the Thatched Tavern, a 4 star hotel and a wonderful beach with a Cafe and access to the South West coastal path. The nearby village of Stokeinteignhead has an excellent primary school, a village shop, church and pub. A first-rate range of facilities can be found in the delightful towns of Teignmouth or Torquay. St Marychurch is a short drive away with a good range of shops and Torquay Golf Course.

There are good transport links with easy access to Exeter via the coast road through Teignmouth linking to the A380 dual carriageway and the M5. Mainline rail links are available from Teignmouth and Newton Abbot

## OUTSIDE

The approach to the property offers ample parking for 3-4 cars and includes a double garage equipped with a single up-and-over door, power, lighting, and an inspection pit, ideal for any keen mechanics. The rear gardens are truly a delight, offering everything a keen gardener could desire. A generous level lawn extends to the rear of the plot, enjoying far-reaching coastal views, and features a raised deck and covered garden pergola—ideal for entertaining friends and family. This stunning garden also boasts a sunny patio area perfect for al fresco dining and a potting shed with picturesque countryside views. The outside space extends further to the side with a sloping path leading to an orchard with a variety of fruit trees, including apple and fig. A large shed provides ample storage space, all enclosed by established borders.

## SERVICES

Mains electricity, gas and water. Private drainage. Gas central heating. Up to Ultrafast broadband with Openreach available in the area. Mobile coverage is limited with EE, Three and Vodafone.

## 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 £10,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo Proptech as a contribution towards the online platform costs, and £7,600 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 Proptech 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**

Becky Bromfield of GA Solicitors - [Becky.Bromfield@GAsolicitors.com](mailto:Becky.Bromfield@GAsolicitors.com) / 01752 513575  
Plymouth Office, 25 Lockyer Street, Plymouth, Devon. PL1 2QW

#### **COMPLETION DATE**

The completion date will be 20 working days as dictated by the solicitor and included in the legal pack.

#### **DEFINITION OF AUCTION GUIDE AND 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.

#### **WHAT3WORDS**

bombard.condition.kitchens

Approximate Area = 1941 sq ft / 180.3 sq m (excludes garden shed)

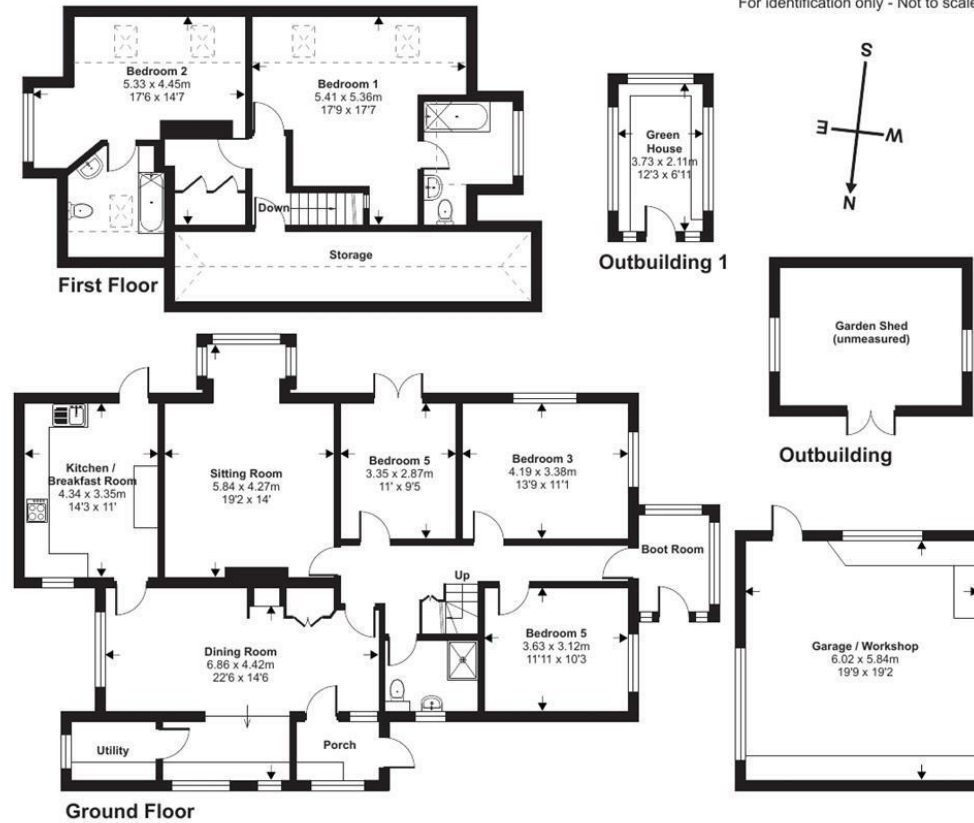
Limited Use Area(s) = 280 sq ft / 26 sq m

Garage = 377 sq ft / 35 sq m

Outbuilding = 85 sq ft / 7.8 sq m

Total = 2683 sq ft / 249.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Stags. REF: 1144590



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



