

**SAMPLE  
MILLS**



**Devon House  
Devon House Drive  
Bovey Tracey  
Devon**

**£150,000**  
LEASEHOLD





**Devon House, Devon House Drive,  
Bovey Tracey, Devon**

**£150,000 Leasehold**

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000.

Converted 'turn of the century' ground floor Grade II listed flat situated just on the outskirts of Bovey Tracey, providing access for moorland, town centre, A38, A380 and all other local facilities.

The property offers spacious accommodation and is sold at Auction, and viewings are highly recommended for those seeking a spacious ground floor flat.

The property accommodation internally comprises entrance hallway, lounge/diner, kitchen, 2 double bedrooms and a bathroom. The property benefits from gas central heating and has some electric panel heating as well. The property has parking to the rear.



### Entrance Vestibule

Glazed door to

### Entrance Hallway

High level ceilings. Picture rail. Smoke detector. Doors off to:

### Lounge/Diner - 5.40m x 3.50m (17'9" x 11'6")

Two recess windows, one looking over the side and one looking over the front and over the grounds. Industrial style radiator. Picture rail. High level ceilings. TV point.

### Bedroom 1 - 4.30m x 3.40m (14'1" x 11'2")

Faces the rear. Irregular shaped room. Wooden shutters. Crittall windows looking over the side. Panel electric heater. TV point.

### Kitchen - 3.08m x 2.80m (10'1" x 9'2")

Incorporates a range of fitted base units. Stainless steel oven. 4 ring hob. Stainless steel drainer 1½ with taps over. Crittall windows to the side. Wall mounted cupboards. Worktop surface areas. Plumbing for washing machine. Stripped halogen lighting. Doors off to:

### Bedroom 2 - 4.10m x 3.00m (13'5" x 9'10")

Faces the front with views over the surrounding area. Wooden shutters. Industrial radiator.

### Bathroom - 2.30m x 1.69m (7'7" x 5'7")

Panelled bath, shower screen, Mira shower. Wall mounted boiler serving hot water and central heating. Low level w/c. Wash-hand basin. Recessed area with sill. Panelled heater. Medicine cabinet.

### Outside

The property has parking to the rear.

### Agent's Note

Council Tax Band: 'B' £1943.63 for 2025/26

EPC Rating: 'D'

Long Term Flood Risk: Very Low

Lease: 999 year Lease

Service Charge: £3,000 per annum (to include ground rent, insurance, heating and general maintenance)

### Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

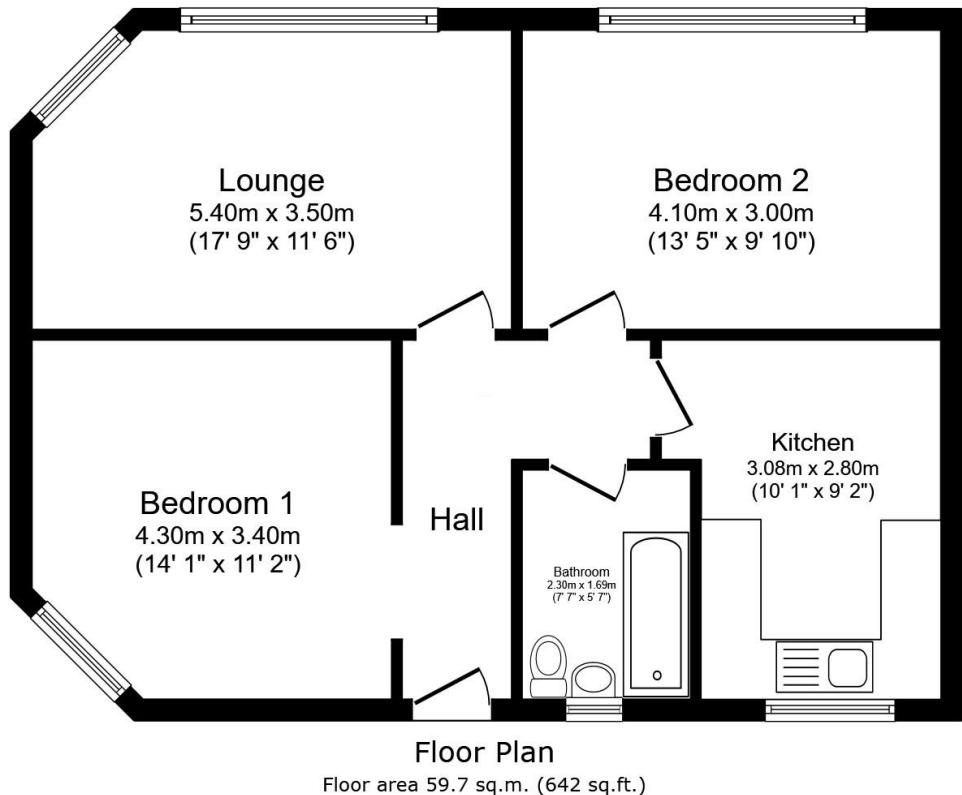
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Total floor area: 59.7 sq.m. (642 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**SAMPLE  
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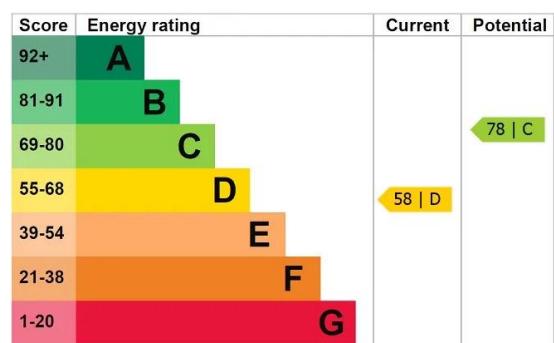
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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