



7 Devon Terrace

7 Devon Terrace, Bridgetown, Totnes, TQ9 5AZ



A38 5.8 miles | Torbay 6.8 miles | Exeter 28 miles

A substantial period residence close to central Totnes, offering adaptable accommodation, private parking and considerable potential for sympathetic restoration

- Online Auction - End date 15th December at 4.00pm
- Substantial Victorian residence
- Approx 1,752 sq ft of spacious accommodation
- Attractive period features
- Requires full refurbishment
- Private parking
- Close to Totnes town centre
- Easy access to major transport links
- Freehold
- Council tax band E

Auction Guide
£450,000

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Tuesday 15th December at 4.00pm.

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 on the Auction Page.

SITUATION

Devon Terrace lies in the popular Bridgetown area of Totnes, close to a local shop and within easy walking distance of the town centre via Bridgetown Bridge.

Totnes is a thriving medieval market town with a wide choice of independent shops, cafés, restaurants and leisure facilities. The mainline railway station is less than a mile away, with direct services to London Paddington, Exeter and Plymouth. Exeter Airport is approximately 30 miles away.

DESCRIPTION

Offering generous proportions, period character and considerable potential, 7 Devon Terrace is a substantial Victorian home understood to date from the 1890s.

Extending to approximately 1,752 sq ft, the property provides highly versatile accommodation over two floors, with bay windows, fireplaces and spacious principal rooms. The house now requires full refurbishment, presenting an excellent opportunity to create an impressive family home in a convenient Totnes setting.

The property is offered as an executor sale with no onward chain.

ACCOMMODATION

The front entrance opens into a hallway providing access to the principal ground-floor rooms and the staircase to the first floor.

The sitting room is positioned at the front of the house and is a particularly generous reception room, featuring a broad bay window and fireplace. Also on this floor is a well-proportioned bedroom, together with a centrally positioned kitchen and a separate dining room.

A further ground-floor bedroom is situated beyond the dining room. Bath and shower room facilities serve the ground-floor accommodation, providing flexibility for guests or family members requiring accommodation on one level.

The staircase rises to a spacious first-floor landing. There are three further bedrooms on this floor, including rooms with pleasant outlooks across the surrounding area. A second fitted kitchen is also positioned on the first floor, together with further bathroom facilities.

OUTSIDE

Vehicular access at the rear leads to a private drive providing off-road parking.

At the front, the house is set behind a stone boundary wall with an established planted garden and pathway leading to the entrance.

To the rear are paved courtyard areas enclosed by stone walls, creating sheltered and relatively low-maintenance outside

spaces. Mature planting and established trees provide greenery and a degree of privacy around the rear parking area.

SERVICES

Mains water, drainage, electricity and gas are connected. The property has gas-fired central heating.

According to Ofcom, ultrafast services and good outdoor and in-home mobile coverage from major providers is available.

DIRECTIONS

From Totnes town centre, cross the River Dart via Bridgetown Bridge and continue into Bridgetown. Proceed towards Devon Terrace, where the property will be found within the terrace, parking to the rear of the property.

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 Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction.

Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.)

Additional Administration Fee - £1,200 inc VAT.

DEPOSIT PAYMENT

Where stated on the property listing, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

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

Matthew Clarke of Windeatts - 58-60 Fore St, Totnes TQ9 5RU. matthew.clarke@windeatts.co.uk 01803 862233

COMPLETION DATE

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

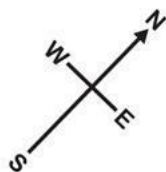
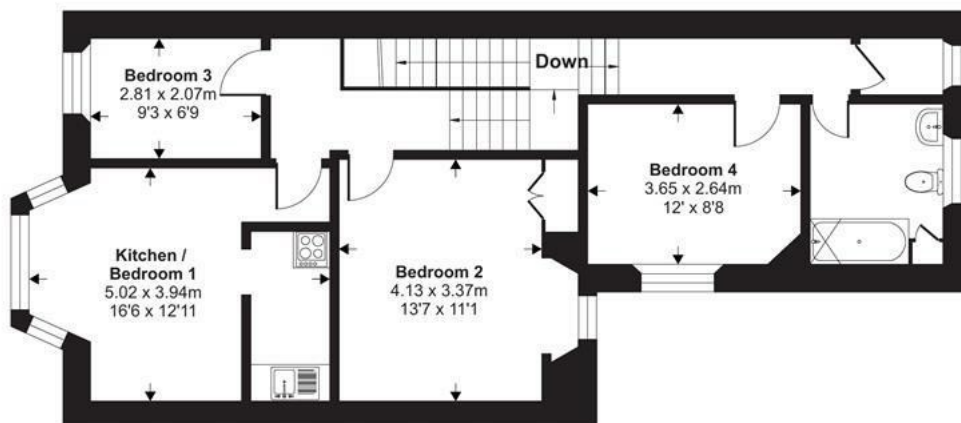
DEFINITION OF AUCTION GUIDE & RESERVE

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

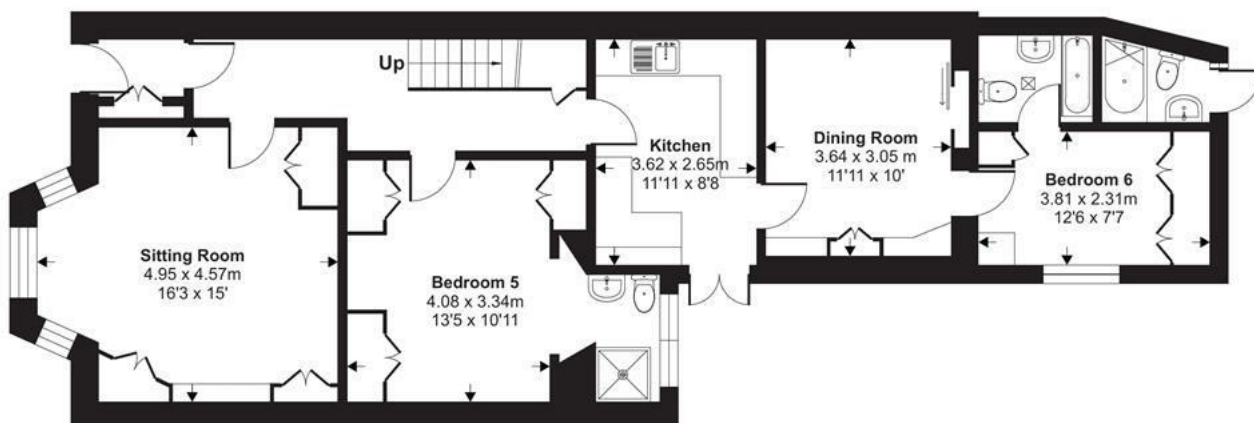


Approximate Area = 1752 sq ft / 162.7 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Stags. REF: 1481067

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			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		69	79
EU Directive 2002/91/EC			

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