



Serendipity







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Marsh, Honiton, , EX14 9AJ

Honiton: 9 miles Taunton: 12 miles Ilminster: 8 miles

A beautifully presented 2,600 sq ft bungalow set within over half an acre of garden. Easy access to the A303, self-contained annexe and generous driveway parking for multiple vehicles

- Auction Guide £450,000 to £500,000
- Detached 4 Bedroom Bungalow
- Self-Contained 2 Bedroom Annexe
- Driveway parking
- Council tax band E & A
- Online Auction - End date 8th Sept 4.30pm
- 2 en suites and 2 bath rooms
- Large mature gardens
- Recently updated
- Freehold

Auction Range - £450,000 - £500,000

Stags Honiton

Bank House, 66 High Street, Honiton, Devon, EX14 1PS

01404 45885 | honiton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Tuesday 8th September 2026 at 4.30pm.

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

The hamlet of Marsh is within the Blackdown Hills, a national landscape, and includes the highly popular Flintlock Inn. It is situated between the market towns of Honiton and Chard (9 and 5 miles respectively), which cater for day to day needs, including shops, schools and recreational facilities.

The nearby A303 offers fantastic communication links. There are regular rail services to London Waterloo from Honiton, whilst both Exeter and Taunton provide services to London Paddington. Exeter International Airport provides a number of domestic and international flights.

DESCRIPTION - AUCTION GUIDE £450,000-£500,000

Serendipity is a beautifully modernised 2,600 sq ft bungalow, of rendered elevations set within a sought-after and well-connected hamlet near Honiton. Thoughtfully reconfigured and upgraded by the current owners, the property is wonderfully presented and offers bright, well-proportioned accommodation throughout.

The main bungalow features a stylish, modern kitchen with ample space for dining, a generous living room centred around an attractive fireplace, and four well-sized bedrooms. Two bedrooms benefit from en-suite facilities, while a contemporary family bathroom completes the accommodation, making the layout ideal for both family living and entertaining.

A key feature of the property is the self-contained annexe, accessed via its own private entrance and offering excellent flexibility. Currently used as additional living space, it comprises a spacious living room, kitchen-diner, bathroom, and two bedrooms, with doors opening directly onto the garden. The annexe presents an outstanding opportunity for multigenerational living.

OUTSIDE

The gardens are a standout feature, surrounding the bungalow with expansive, well-maintained grounds. Predominantly laid to lawn and complemented by mature trees and established planting, they create an attractive and private setting. A wide driveway provides excellent parking and offers ample space for a caravan or motorhome, further enhancing the practicality of the property.

SERVICES

Mains water and electric. Private drainage, is septic tank that will need updating by the buyers to meet the general bidding rules. Oil fired central heating. Superfast broadband (up to 80 Mbps), mobile coverage good outside (Ofcom).

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

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

Jo Barret
Everyys
The Laurels
New Street
Honiton

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 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

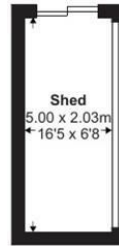
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

Approximate Area = 2647 sq ft / 245.9 sq m

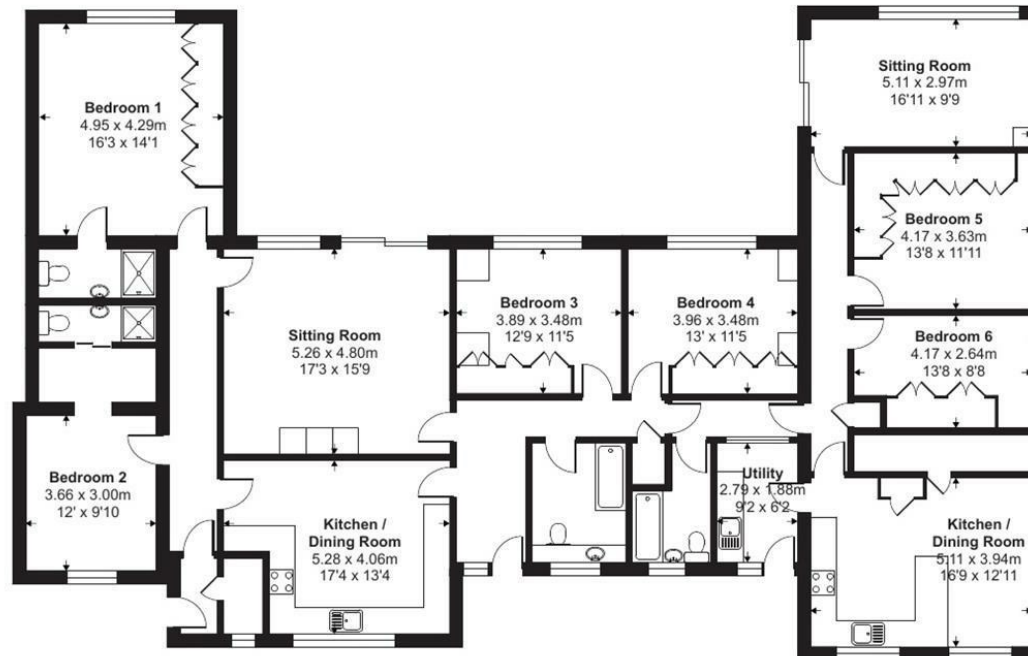
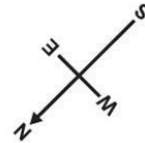
Outbuilding = 110 sq ft / 10.2 sq m

Total = 2757 sq ft / 256.1 sq m

For identification only - Not to scale



Outbuilding



Ground Floor



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	54	69
EU Directive 2002/91/EC		



