

BLACKSMITHS COTTAGE  
TOTNES

FOR SALE BY AUCTION



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



# BLACKSMITHS COTTAGE

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**FOR SALE BY AUCTION** Blacksmiths Cottage is an absolutely charming, period cottage set in the peaceful Hamlet of Washbourne and surrounded by beautiful countryside. The property is immaculately presented throughout and offers a wealth of character, ideally located for access to Totnes and Dartmouth.

Washbourne is a charming hamlet set in the very heart of the South Hams countryside, equidistant between Dartmouth with its deep water harbour and the medieval market town of Totnes. The nearest larger village is Harbertonford with the ever popular village of Dittisham just 5 miles away on the west bank of the river Dart. The surrounding villages of Cornworthy, Ashprington and Tuckenhay all have a wealth of character and Public Houses.

**METHOD OF SALE** The property will be offered for sale at Dartmouth Yacht Club subject to a reserve price on the 4th June at 3pm. Unless previously sold.

**DEPOSIT** A 10% deposit based on the sale price will be payable at the fall of the hammer and in addition a 1% buyer's premium will be payable to the vendor's sole selling agents by means of a BACS payment at the time and venue of the auction.

**PROXY BIDS** Those not able to attend the auction but intend to use a proxy must complete and return a proxy form and have with them at the time of the auction a cheque made payable to the vendor's solicitor for 10% of the guide price.

**SPECIAL CONDITIONS OF SALE** Copies of the Special Conditions of Sale can be obtained from either the vendor's sole agents, Marchand Petit, Waterside, The Plains, Totnes, TQ9 5ys, 01803 847979 or from the vendors solicitors, Lionel Jones, DPA Law, lionel.j@dpalaw.co.uk.

**BUYERS PREMIUM** A Buyer's Premium of 1% plus VAT of the hammer price will be payable to the sole agents and auctioneers in addition to the purchase price and deposit payable to the vendor's sole agent at the auction. In the event the property is sold prior to auction or after the auction the Buyer's Premium remains payable to the vendors sole agent in accordance with the contract.

**MONEY LAUNDERING REGULATIONS** All interested buyers attending the auction and intending to bid should register for anti-money laundering purposes providing proof of identity and address in order that we can comply with Money Laundering Regulations. Successful purchasers will be asked to complete a buyers funding information form as part of our AML.

**COMPLETION**  
To be agreed.

**AUCTION CONDITIONS**  
Our standard auction conditions can be viewed on our website under Marchand Petit's Standard Auction Conditions.  
<http://rtsites.rtsb.net/Sites/486/Themes/PropertyPortals/TV2/pdf/CommonAuctionConditions.pdf>

**VIEWINGS** Strictly by appointment with the vendors sole agents, Marchand Petit, Totnes, 01803 83919





## KEY FEATURES

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- BY AUCTION
- Beautifully presented period cottage
- Surrounded by countryside
- 2 parking spaces
- Full of character and charm
- Rear garden





# PROPERTY DETAILS

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## Property Address

Blacksmiths Cottage, Washbourne, Totnes, Devon, TQ9 7UB

## Mileages

Totnes 3 miles Exeter 30 miles  
Plymouth 23 miles (approximately)

## Services

Mains electricity and water. Private drainage via septic tank. Night storage heaters

## EPC Rating

Current: F, Potential: B

## Council Tax Band

D

## Tenure

Freehold

## Authority

South Hams District Council

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. 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 any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

# FLOOR PLAN

## Approximate Gross Internal Area 913 sq ft - 84 sq m (Excluding Garage)

Ground Floor Area 359 sq ft – 33 sq m  
First Floor Area 359 sq ft – 33 sq m  
Second Floor Area 195 sq ft – 18 sq m  
Garage Area 161 sq ft – 15 sq m





MARCHAND PETIT

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