

The Old Post Office

The Old Post Office, Huntsham, Tiverton, EX16 7NQ







Tiverton 6 Miles | M5 J27 & Tiverton Parkway 7 Miles | Bampton 5 Miles

A historic, three-bedroom Grade II Listed former post office, located in the centre of the popular village of Huntsham.

- ONLINE AUCTION - End date 23rd Nov at 4pm
- AUCTION GUIDE £160,000
- Detached Home
- No Onward Chain
- Three Spacious Bedrooms
- In Need of Modernisation
- Over 1600sqft of Accommodation
- Off Street Parking
- Council Tax Band C
- Freehold

Auction Guide £160,000

METHOD OF SALE
The property will be offered for sale by Online Traditional Auction (unless sold prior). The auction end date is Monday 23rd November at 4pm.

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
Located within the delightful parkland of the Huntsham Estate, Huntsham village hosts a parish church and village hall, which is a focal point of the associated community and events. Whilst Huntsham is predominantly rural being set in the scenic Lowman Valley, the location offers good access to the surrounding areas. The small town of Bampton is 5 miles distant, offering a wider range of amenities and catering for most everyday needs, whilst the market town of Tiverton, 6 miles, boasts a wider range of retail, educational and recreational opportunities, including private and state schooling, a hospital, 18-hole golf course and leisure centre. Exmoor National Park, a short distance away, offers exceptional natural beauty with it rugged landscape and coastline.

The North Devon Link Road (A361) lies just north of Tiverton and runs east to west giving access to other local towns such as Barnstaple and South Molton to the west, as well as the M5 (Junction 27) to the east. Tiverton Parkway Train Station lies alongside Junction 27 with direct trains to London Paddington. Bristol and Exeter Airports are also within easy reach.

DESCRIPTION
A detached grade II listed three-bedroom former Post Office, in need of modernisation, located in the popular village of Huntsham, benefitting from off street parking and generous accommodation.

SERVICES
Mains electricity, gas, water and drainage. Heating via woodburning stove and electric radiators.
Ofcom predicted broadband services: Standard, Superfast & Ultrafast broadband is available.
Local Authority: Mid Devon Council. Huntsham conservation area.

DIRECTIONS
what3words: ///fruitcake.referral.trade
google drop pin:
https://maps.app.goo.gl/AkSZdmP29epmAtA97

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
Callum O'Doherty, Michelmores LLP, Woodwater House, Pynes Hill, Exeter, EX2 5WR
callum.odoherty@michelmores.com, 0333 004 3456 // 0759 313 6062

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

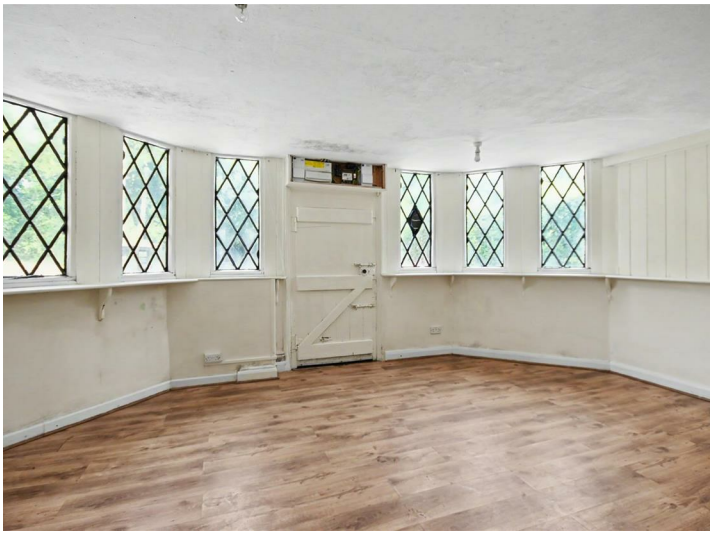
DEFINITION OF AUCTION GUIDE AND RESERVE
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

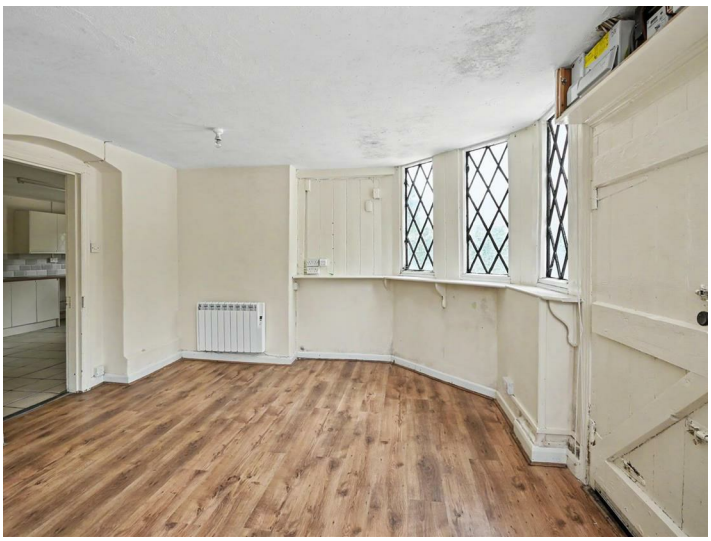
SPECIAL CONDITIONS OF SALE
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack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

The Buyer shall pay to the Seller's solicitors on the Agreed Completion Date the below fees -
A) the search fees incurred by the Seller in respect of the Property to be advised by the Seller's solicitors to the Buyer's solicitors;
B) the sum of £3,500 plus VAT at the ruling rate at the time of completion towards the Seller's legal fees; and
C) the sum of £1,000 plus VAT at the ruling rate at the time of completion towards the Seller's agent's and surveyors' fees

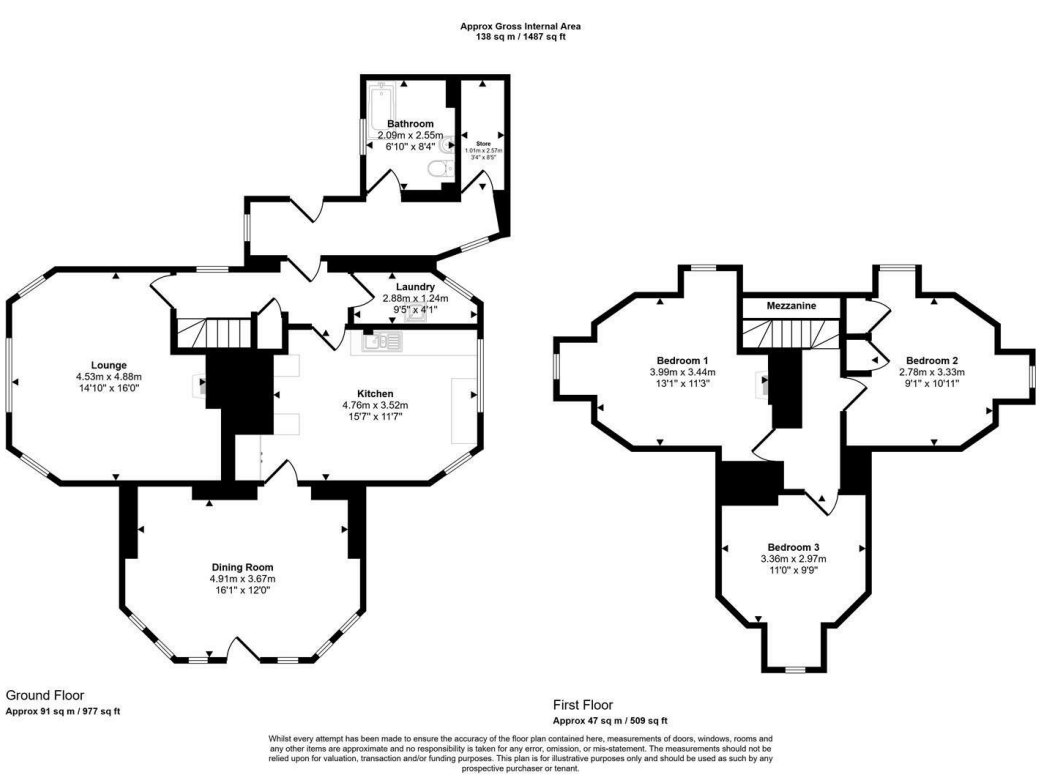




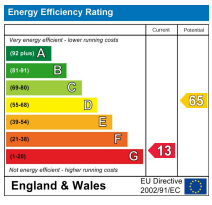








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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