



3 Kellands Row



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Duncombe Street, Kingsbridge, TQ7 1LT

Salcombe 6 miles. Totnes Train Station 13 miles. Nearest shops in under 500 metres.

A charming three bedroom detached cottage, comes to market for the first time in 53 years and is perfect for those seeking a development project.

- Online Auction - End Date Tues 28th July at 4pm
- Refurbishment Required Throughout
- Three Bedrooms
- Outbuilding & Front Garden
- Freehold
- Detached House with Garden
- Two Reception Rooms. Kitchen & Scullery
- Shower Room
- Council Tax – Band B

Auction Guide £250,000

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Tuesday 28th July 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

Kellands Row is perfectly tucked away behind Duncombe Park, a peaceful location without passing traffic yet within an easy stroll of the town's amenities. The market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes, with its main line train station and direct service to London Paddington, and Dartmouth are both within easy reach.

DESCRIPTION

This charming, detached cottage, comes to market for the first time in 53 years and is perfect for those seeking a development project and wanting to put their own stamp on a new home. The property has a traditional layout with two reception rooms and a kitchen with separate scullery to the ground floor, whilst the first floor landing gives access to three bedrooms and shower room. External benefits include a front garden and outbuilding.



OUTSIDE

External benefits include a front garden and outbuilding.

SERVICES

Mains Electric, Water/Drainage & Gas Central Heating.

Based on the latest data at Ofcom Superfast broadband and mobile coverage from EE, O2, Three & Vodafone are available at 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 AND 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

Gillian Hibbard of Samuels Solicitors LLP 01548 859331

COMPLETION DATE

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

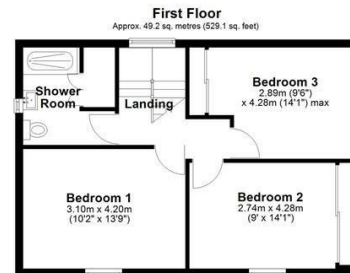
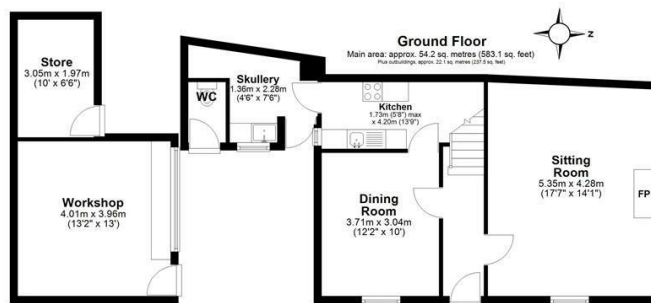
DEFINITION OF AUCTION GUIDE AND RESERVE

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.





Main area: Approx. 103.3 sq. metres (1112.2 sq. feet)
Plus outbuildings: approx. 22.1 sq. metres (237.5 sq. feet)

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			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	74	55

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