

18 MEAD LANE

FOR SALE BY AUCTION



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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This spacious, south-facing ground-floor apartment offers an inviting blend of comfort and practicality. The apartment which would benefit from some updating comprises of a large entrance hall with built-in storage cupboards, a generous sitting/dining room filled with natural light which is ideal for relaxing or entertaining. The fully fitted kitchen has plenty of floor and wall units with integrated appliances and is complemented by a separate utility room, adding valuable storage and functionality. There are two good size double bedrooms, the rear bedroom has a sink/vanity unit and both have fitted wardrobes. Completing the interior is a bathroom and separate cloakroom.

Outside, there are front and rear gardens with patio seating areas for enjoying the fresh air and taking in the views, while a garage and additional parking ensure convenience for residents and guests.

The apartment is located next to the footpath which leads to the back of the hotel/shop/village store making easy access to local amenities and the beach.

Set in a desirable position, the property also benefits from wonderful sea views, creating a calm and scenic backdrop to everyday living.

METHOD OF SALE

The property will be offered for sale at Harbour House, The Promenade, Kingsbridge subject to a reserve price on the 17th September 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, Kingsbridge, 01548 857588 or from the vendors solicitors, Richard Jones, Beers LLP, 01548 857000, Richard.Jones@beersllp.com

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.



PROPERTY DETAILS

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, Kingsbridge, 01548 857588

MILEAGES

Kingsbridge 5 miles; Salcombe 7 miles; Dartmouth 18 miles; A38 Devon Expressway 13 miles; Totnes 16 miles, with rail link to London Paddington (distances are approximate)

SERVICES

Mains electricity, water and drainage. Oil fired boiler.

Annual service charge paid to a property maintenance company who look after the estate. £155.00 was paid in June 2025.

EPC

Current: 52, Potential: 74

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

Tel: 01803 861234.

KEY FEATURES

- South facing ground floor apartment
- View to the coast and surrounding countryside
- Two double bedrooms
- Spacious sitting/dining room
- Kitchen and separate utility
- Bathroom and cloakroom

FIXTURES AND 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.

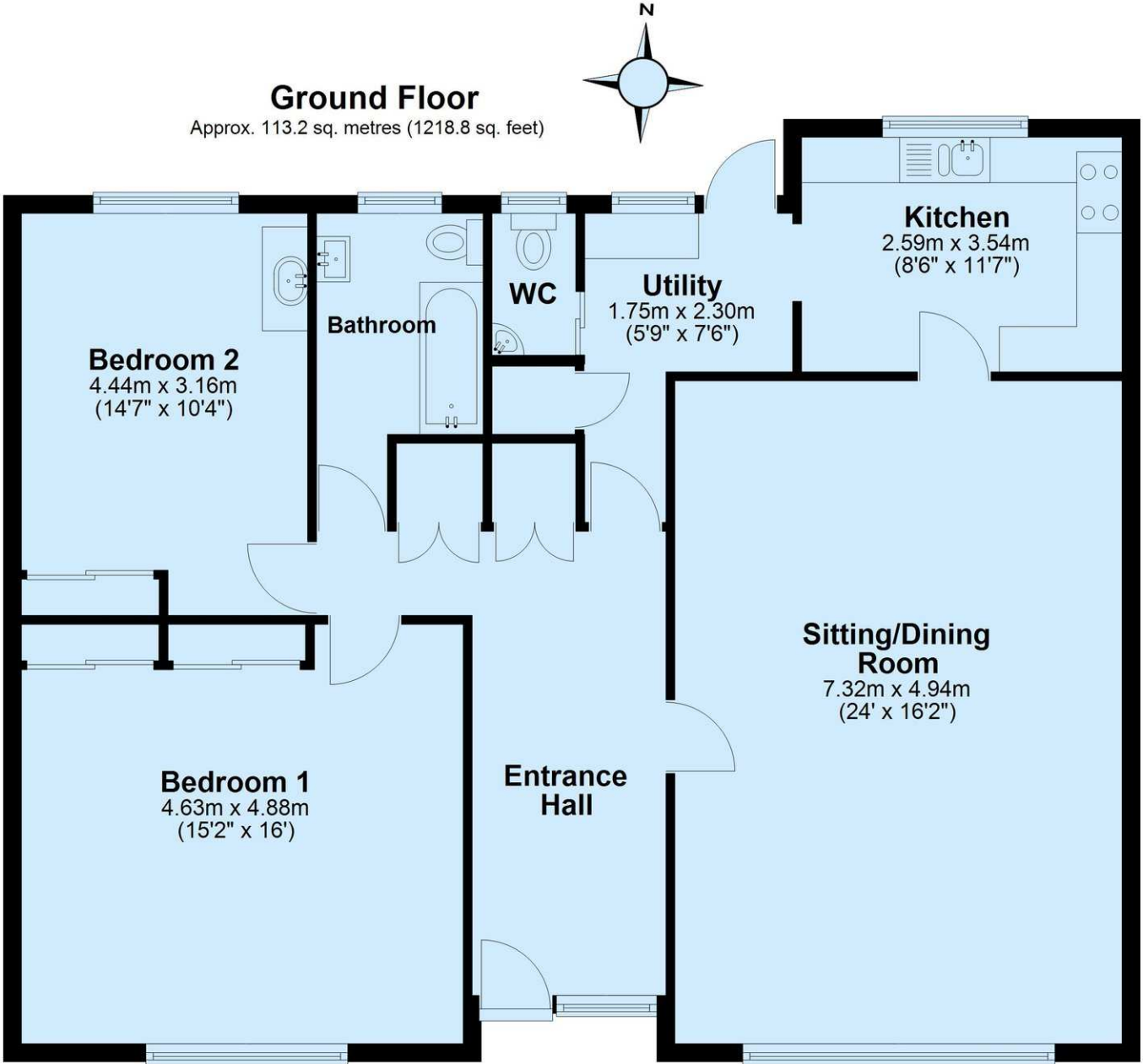
DIRECTIONS

what3words - gear.dignify.warriors

From Kingsbridge take the Salcombe Road out of town passing through the village of West Alvington. Turn right at the signpost for Plymouth and Thurlestone, continue to follow the signs for Thurlestone. When you reach the village, take the 1st left turn into Court Park, follow this road round and down the hill to the end of the lane. Go over the cattle grid then take the first right into Mead Lane where No.18 will be found towards the end of the cul-de-sac on the right.



FLOOR PLAN



Total area: approx. 113.2 sq. metres (1218.8 sq. feet)

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.