

MOONRIVER  
DARTMOUTH

FOR SALE BY AUCTION



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# MOONRIVER

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**FOR SALE BY AUCTION** A detached bungalow requiring structural remedial works with redevelopment potential subject to the necessary planning consents with stunning views of the River Dart and surrounding countryside with a sun deck, garden and a garage nearby.. This property boasts a garage nearby, and is situated in a popular residential area, a short pleasant walk from all the wonderful amenities available in the town centre.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.

**METHOD OF SALE** The property will be offered for sale at Harbour House, Promenade, Kingsbridge subject to a reserve price on the 18th 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, Dartmouth office, [dartmouth@marchandpetit.co.uk](mailto:dartmouth@marchandpetit.co.uk) or from the vendors solicitors, Cindy Box, Berry Redmond Gordon and Penney Solicitors, 01934 842811, [cindy.box@brgplaw.co.uk](mailto:cindy.box@brgplaw.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



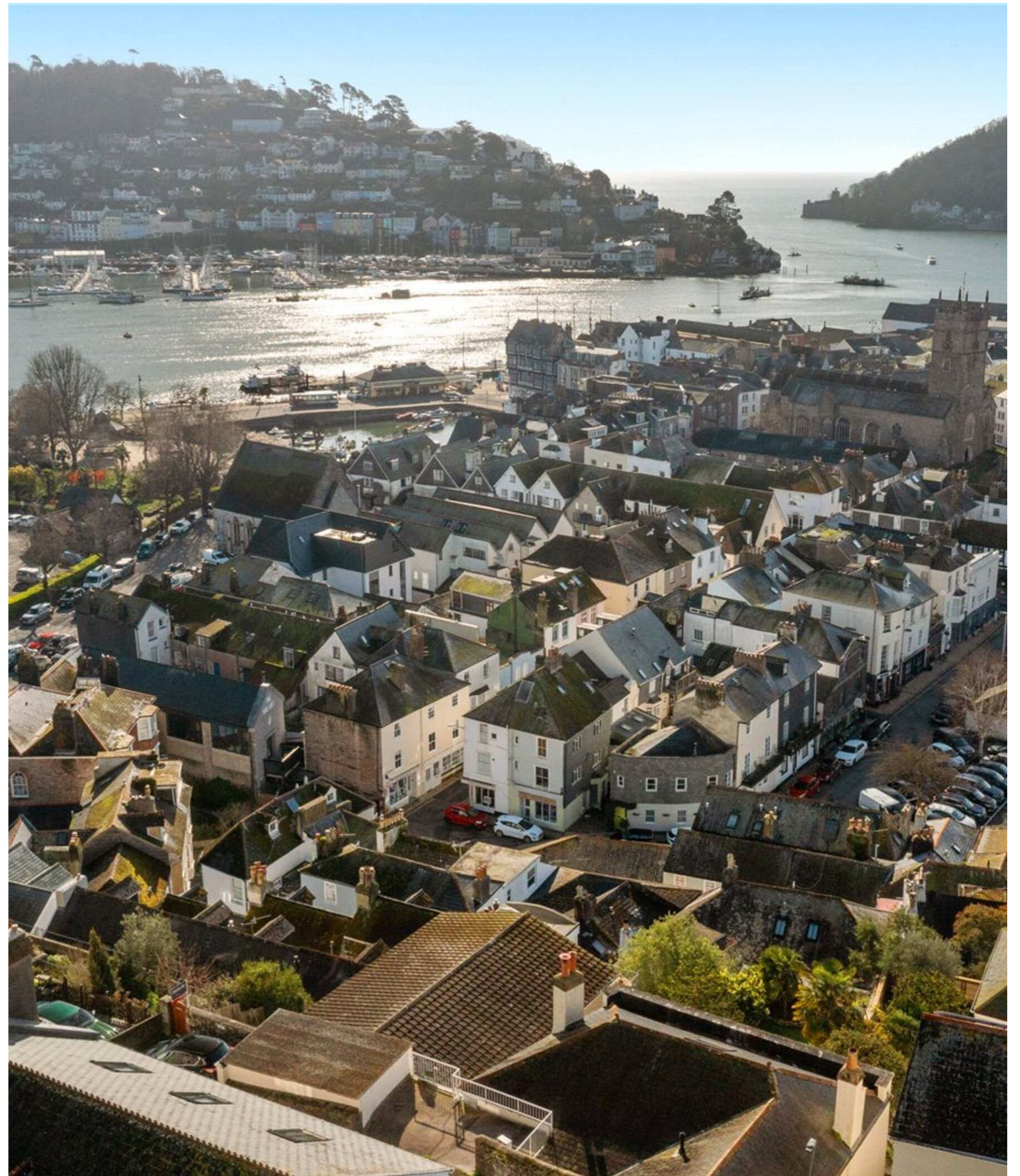


## KEY FEATURES

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- Stunning Views Across The Town & River Dart
- Garage Nearby
- Unusual Detached Bungalow
- No Onward Chain
- Potential To Extend
- Sun Deck & Garden
- Superb Elevated Position Close To The Town Centre





# PROPERTY DETAILS

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## Property Address

Moonriver, Clarence Hill, Dartmouth, Devon

## Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles.  
All mileages are approximate.

## EPC Rating

Current: D, Potential: B

## Council Tax Band

E

## 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.

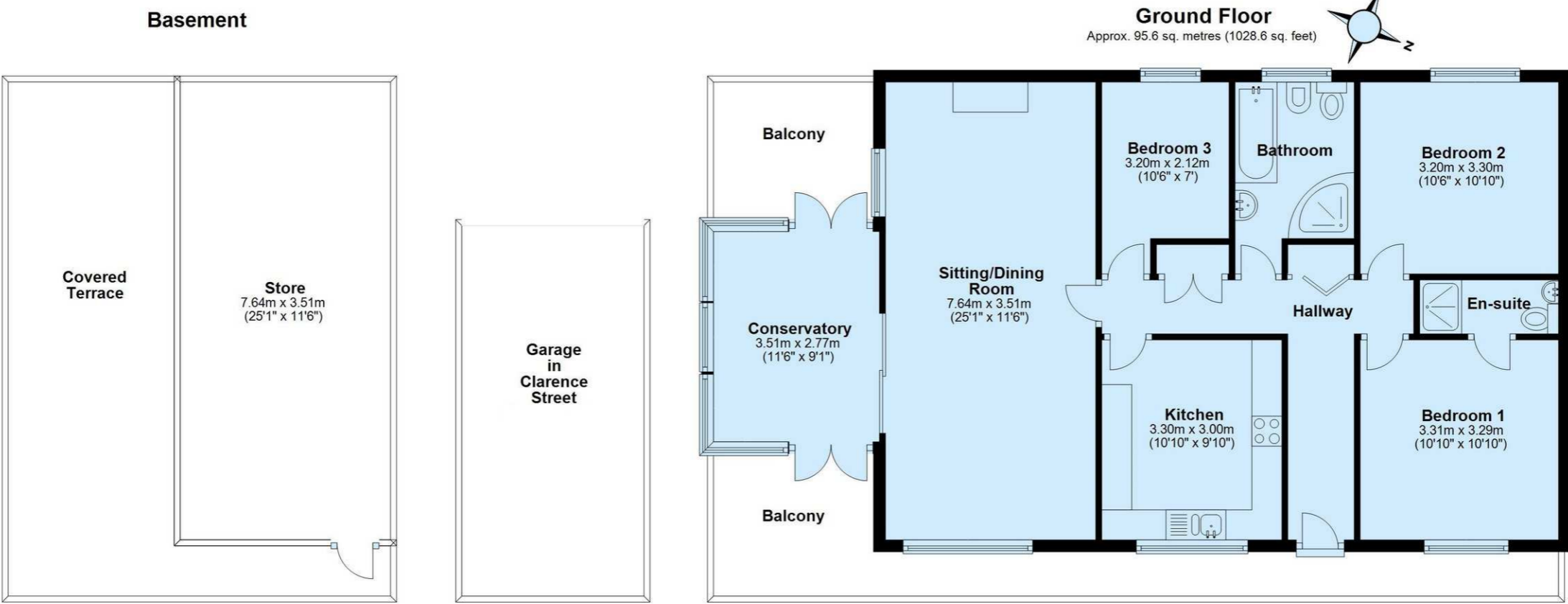
## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



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



Total area: approx. 95.6 sq. metres (1028.6 sq. feet)  
**Moon River, Clarence Hill, Dartmouth**



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COASTAL, TOWN & COUNTRY

Dartmouth Office

01803 839190 | [dartmouth@marchandpetit.co.uk](mailto:dartmouth@marchandpetit.co.uk)  
1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA

[MARCHANDPETIT.CO.UK](http://MARCHANDPETIT.CO.UK)

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590