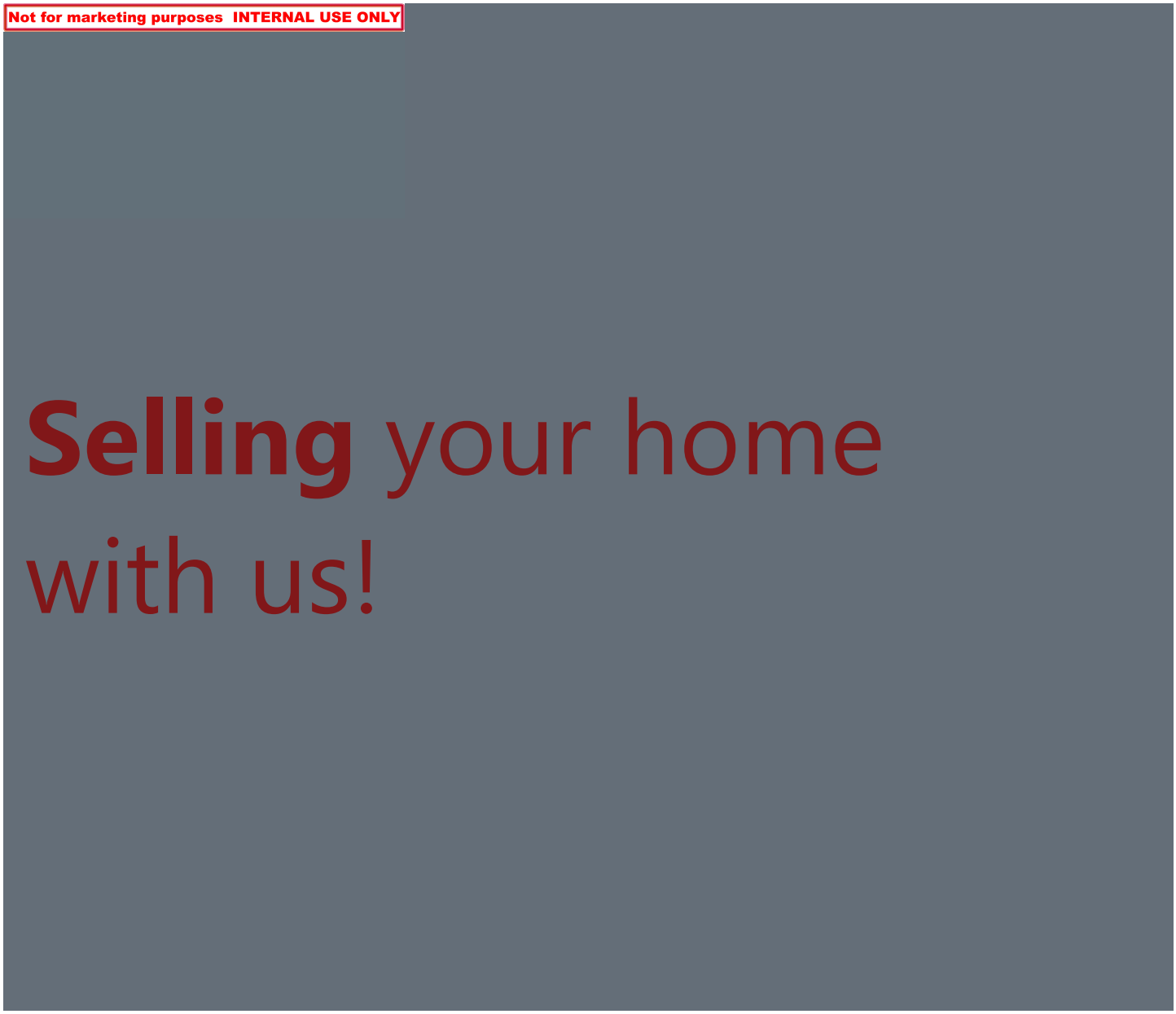
Property details **approval form**

Flat 3 Kimberley Court, Fore Street, Ivybridge, Devon, England, PL21 9AB
Date: 16 October 2026 **Property Ref and Version:** IVY307229 - 0003

Not for marketing purposes INTERNAL USE ONLY



Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Connells office: 11 Glanvilles Road, Glanvilles Mill, IVYBRIDGE, Devon, PL21 9PS
T 01752 691 200 **E** ivybridge@connells.co.uk

Property details **approval form**

Flat 3 Kimberley Court, Fore Street, Ivybridge, Devon, England, PL21 9AB
Date: 16 October 2026 **Property Ref and Version:** IVY307229 - 0003

Price

Guide price £100,000

Tenure: Leasehold

Key Features

- Energy Rating: Awaited
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MODERN METHOD OF AUCTION
- No onward chain
- Two double bedrooms
- Spacious living room
- Kitchen/diner
- Family bathroom
- Private balcony
- One allocated parking space

Short Description

A well-presented two-bedroom maisonette featuring a spacious living room, kitchen/diner, bathroom, two double bedrooms, and one allocated parking space. Ideal for first-time buyers or investors.

Long Description

Offered for sale with no onward chain and via the Modern Method of Auction, this spacious two-bedroom maisonette is situated within the popular Kimberley Court development in Ivybridge.

The accommodation is well presented throughout and comprises a generous living room with access to a private balcony, a fitted kitchen/diner, two double bedrooms, and a family bathroom.

Externally, the property benefits from a balcony, providing an ideal space to relax and enjoy the surroundings, together with one allocated parking space.

Your Connells office: 11 Glanvilles Road, Glanvilles Mill, IVYBRIDGE, Devon, PL21 9PS
T 01752 691 200 **E** ivybridge@connells.co.uk

Property details **approval form**

Flat 3 Kimberley Court, Fore Street, Ivybridge, Devon, England, PL21 9AB
Date: 16 October 2026 **Property Ref and Version:** IVY307229 - 0003

This property would make an ideal first-time purchase, investment opportunity, conveniently located close to local amenities and transport links.

Directions

Agents Note

Your Connells office: 11 Glanvilles Road, Glanvilles Mill, IVYBRIDGE, Devon, PL21 9PS
T 01752 691 200 **E** ivybridge@connells.co.uk

Property details **approval form**

Flat 3 Kimberley Court, Fore Street, Ivybridge, Devon, England, PL21 9AB
Date: 16 October 2026 **Property Ref and Version:** IVY307229 - 0003

○ Room Description

Auctioneer's Comments
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall
Living Room
14' 10" max x 10' 1" max (4.52m max x 3.07m max)
Kitchen / Diner
11' 3" max x 10' 1" max (3.43m max x 3.07m max)
Bathroom
Bedroom 1
12' 7" max x 10' 6" max (3.84m max x 3.20m max)
Bedroom 2
12' 4" max x 7' 1" max (3.76m max x 2.16m max)

Your Connells office: 11 Glanvilles Road, Glanvilles Mill, IVYBRIDGE, Devon, PL21 9PS
T 01752 691 200 **E** ivybridge@connells.co.uk

Property details **approval form**

Flat 3 Kimberley Court, Fore Street, Ivybridge, Devon, England, PL21 9AB
Date: 16 October 2026 **Property Ref and Version:** IVY307229 - 0003

○ Room Description

Your Connells office: 11 Glanvilles Road, Glanvilles Mill, IVYBRIDGE, Devon, PL21 9PS
T 01752 691 200 **E** ivybridge@connells.co.uk

Property details **approval form**

Flat 3 Kimberley Court, Fore Street, Ivybridge, Devon, England, PL21 9AB
Date: 16 October 2026 **Property Ref and Version:** IVY307229 - 0003

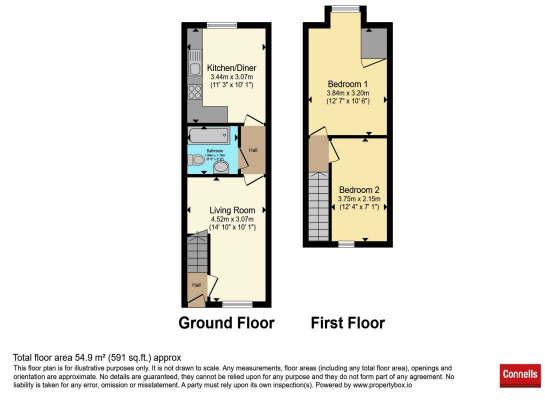
○ Room Description

Your Connells office: 11 Glanvilles Road, Glanvilles Mill, IVYBRIDGE, Devon, PL21 9PS
T 01752 691 200 **E** ivybridge@connells.co.uk

Property details **approval form**

Flat 3 Kimberley Court, Fore Street, Ivybridge, Devon, England, PL21 9AB
Date: 16 October 2026 **Property Ref and Version:** IVY307229 - 0003

Property Images

















Your Connells office: 11 Glanvilles Road, Glanvilles Mill, IVYBRIDGE, Devon, PL21 9PS
T 01752 691 200 **E** ivybridge@connells.co.uk

Property details **approval form**

Flat 3 Kimberley Court, Fore Street, Ivybridge, Devon, England, PL21 9AB
Date: 16 October 2026 **Property Ref and Version:** IVY307229 - 0003

Property Images

















Your Connells office: 11 Glanvilles Road, Glanvilles Mill, IVYBRIDGE, Devon, PL21 9PS
T 01752 691 200 **E** ivybridge@connells.co.uk

Property details **approval form**

Flat 3 Kimberley Court, Fore Street, Ivybridge, Devon, England, PL21 9AB
Date: 16 October 2026 **Property Ref and Version:** IVY307229 - 0003

○ Property Images

Your Connells office: 11 Glanvilles Road, Glanvilles Mill, IVYBRIDGE, Devon, PL21 9PS
T 01752 691 200 **E** ivybridge@connells.co.uk

Property details **approval form**

Flat 3 Kimberley Court, Fore Street, Ivybridge, Devon, England, PL21 9AB
Date: 16 October 2026 **Property Ref and Version:** IVY307229 - 0003

Floor Plan

Approval

	Signature	Date
Elizabeth Smith		
Mrs D.J. Vosper		

Your Connells office: 11 Glanvilles Road, Glanvilles Mill, IVYBRIDGE, Devon, PL21 9PS
T 01752 691 200 **E** ivybridge@connells.co.uk