

**SAMPLE  
MILLS**



**Haccombe House  
Haccombe  
Newton Abbot  
Devon**

**£90,000**  
LEASEHOLD





## Haccombe House, Haccombe, Newton Abbot, Devon

**£90,000 leasehold**

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000.

Haccombe House, a former Manor House, is situated in a rural location in the picturesque setting of Haccombe boasting views across surrounding countryside.

The property was converted in 1983. The property for sale is a first floor flat and benefits from a long lease and is being sold with no onward chain.

The property is accessed via the entrance hall from the main building, plus separate access and has accommodation comprising L shaped hall, cloakroom, lounge, separate kitchen with built in appliances, 2 bedrooms, the main bedroom benefitting from superb views over the surrounding countryside and within its picturesque location. There is a bathroom and further study accessed off the entrance hall.

For purchasers seeking a quiet, relaxing location, this property would be ideal. Further features include electric central heating, parking space on site and communal gardens.



## Entrance Hall

Laminate flooring. Concealed lighting. Doors off. Staircase up to Study.

## Cloakroom

Low level WC. Wash hand basin.

## Lounge - 4.00m x 2.70m (13'1" x 8'10")

Corner feature fireplace. Coving to ceiling. Concealed lighting. Window with outlook over the rear aspect. Single panelled radiator. Door to

## Kitchen - 3.50m x 2.80m (11'6" x 9'2")

Good range of fitted base units with modern worktop surface areas. Built in oven and built in microwave. Built in hob. Integrated fridge/freezer. One and a half bowl sink unit with mixer tap. Plumbing for automatic washing machine. Window to rear aspect. Wooden flooring. Single panelled radiator. Steps and door giving access to the main building of Haccombe House.

## Bedroom 1 - 4.70m x 3.30m (15'5" x 10'10")

Larger than average size room with superb outlook over Haccombe and the rolling countryside beyond. Built in double wardrobe. Coving to ceiling. Concealed lighting. TV point. Single panelled radiator.

## Bedroom 2 - 3.80m x 2.60m (12'6" x 8'6")

Window to side aspect overlooking the car park and surrounding area beyond. Coving to ceiling. Concealed lighting. Single panelled radiator.

## Bathroom

3 piece suite comprising macerating low level WC. Wash hand basin. Shower cubicle with fitted Mira shower. Wood effect flooring. Window to rear aspect. Single panelled radiator.

## Study - 3.70m x 1.60m (12'2" x 5'3")

Built in storage cupboards. Window. Single panelled radiator.

## OUTSIDE

The property is approached via a long private driveway with communal gardens which are laid mainly to lawn. There is also a drying area.

There is parking on site.

## AGENT'S NOTE

Lease is 999 years from 25 March 1983.

Ground Rent payable to First Port at a rate of £12.50 every 6 months.

Service Charge: £672.15 per quarter payable to First Port

Council Tax Band: 'B' £1883.20 for year 25/26

EPC rating: 'E'

Long term flood risk: Very low

Pets: Written consent from the Lessor

## Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

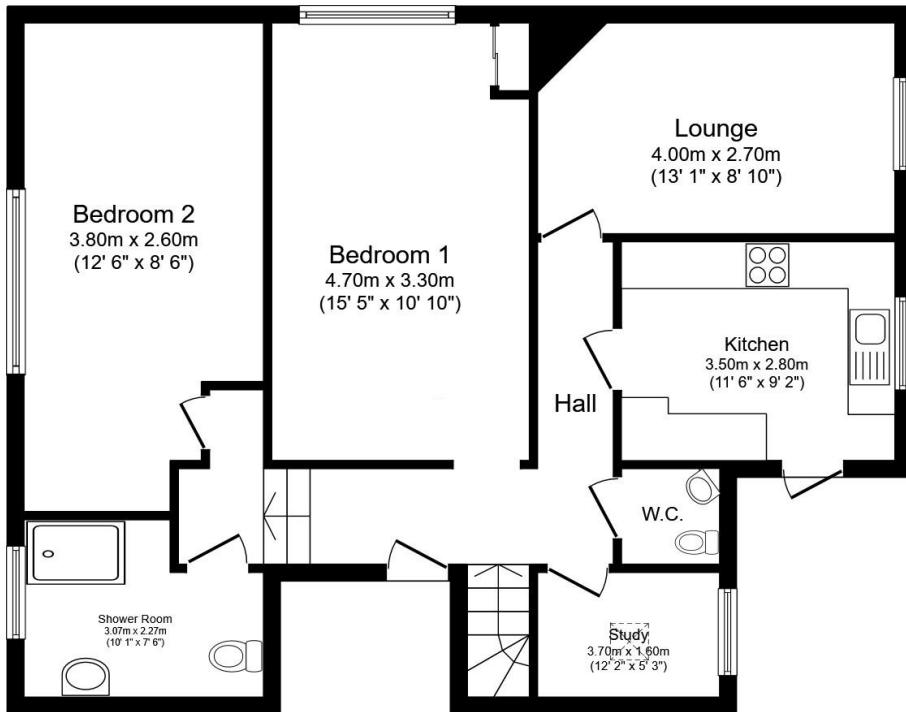
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

## Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





## Floor Plan

Floor area 84.9 m<sup>2</sup> (914 sq.ft.)

**TOTAL: 84.9 m<sup>2</sup> (914 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**SAMPLE  
MILLS**

3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
[sales@samplemills.co.uk](mailto:sales@samplemills.co.uk)

[www.samplemills.co.uk](http://www.samplemills.co.uk)

**rightmove**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

S712 Ravensworth 0191 917 9331