

SUNNYSIDE COTTAGE SLAPTON



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



SUNNYSIDE COTTAGE

FOR SALE BY AUCTION

Welcome to this charming Grade II listed 2/3 bedroom semi-detached cottage situated in a peaceful village setting, just a 15 minute walk to the beach at Slapton Sands.

This well-maintained property boasts a bright and cosy atmosphere, perfect for those seeking a comfortable and stylish home. The ground floor of the cottage features an entrance porch with utility area, fitted kitchen with integrated appliances, dining room/bed 3, and the sitting room has a feature stone fireplace inset with a wood burner. Upstairs you'll find two double bedrooms, a well-appointed bathroom with window and skylight and stable door off the landing giving access to the garden.

Outside rear is a good size lawned garden bound by timber fencing and stone walling with established shrub and plant borders, York Stone patio seating areas, ideal for relaxing or entertaining, two storage sheds, a summerhouse and access door to the road where you'll find the off-street parking area adjacent to the front door.

Enjoy the charm of this period property, with well-lit, character filled rooms creating a welcoming environment throughout. Whether you're enjoying a quiet evening in or hosting guests, this cottage offers a versatile space to suit your needs.

Slapton is a beautiful and very popular village, being close to the coast, just inland from the famous Slapton Sands and lying midway between Kingsbridge and Dartmouth. It has a thriving local community with two excellent public houses, a new community village store, village hall, church, and chapel. Slapton Ley Nature Reserve attracts visitors from all over the world and is the largest freshwater lake in the south west.

METHOD OF SALE The property will be offered for sale at xxxxxxxx subject to a reserve price on the 18th June 2026 at 3.30pm. 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 office, 01548 857588 or from the vendors solicitors, Sally Bell, Samuels sbb@samuels-solicitors.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.

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>

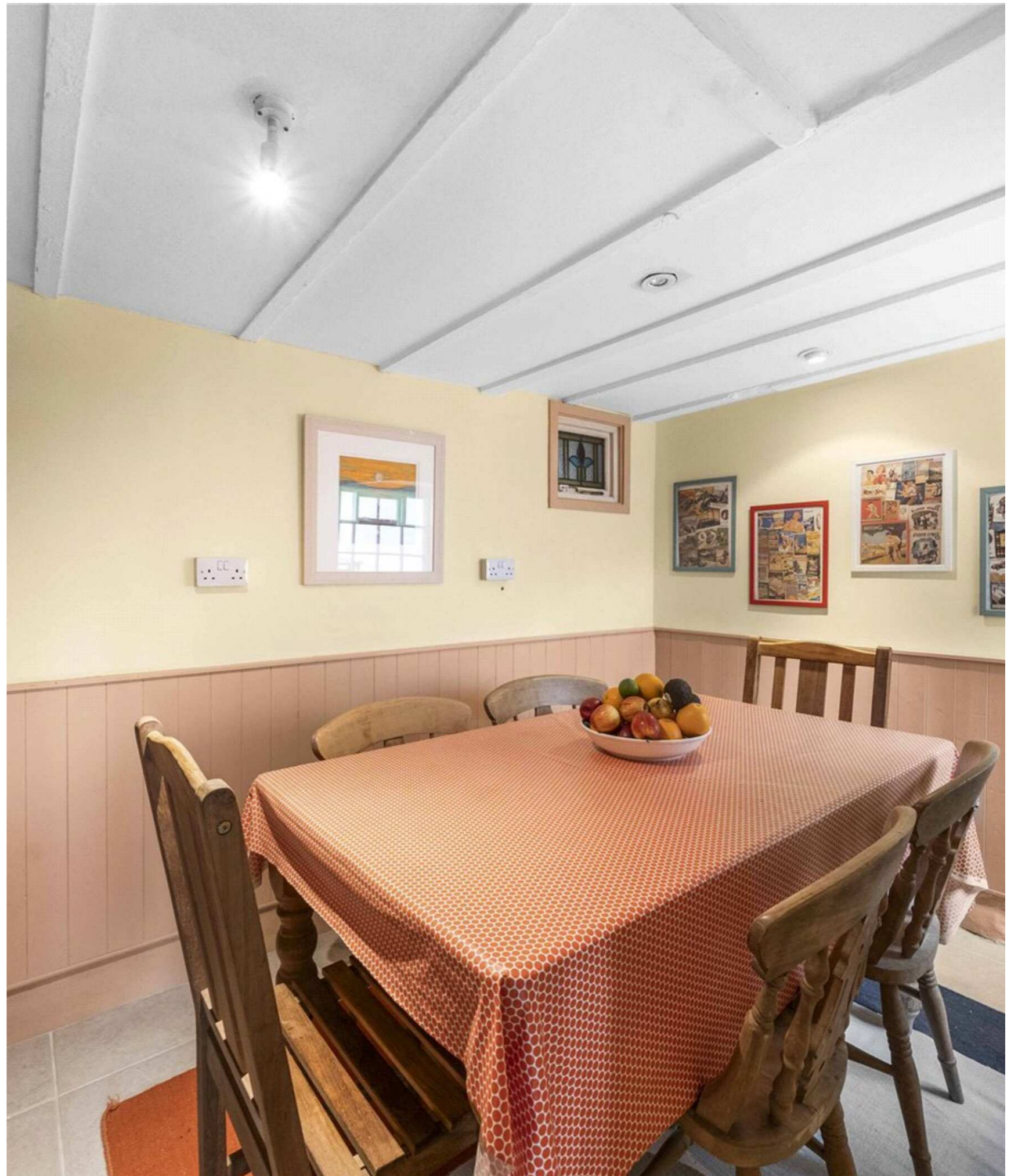




KEY FEATURES

- Beautifully presented Grade II listed cottage
- Character features
- York stone flooring, exposed floorboards, sash windows
- Off road parking
- Lawned garden with York Stone patio seating areas
- Timber and stone storage sheds plus summerhouse
- Pretty village close to the sea





PROPERTY DETAILS

Property Address

Sunnyside Cottage, Sands Road, Slapton, Devon TQ7 2QN

Mileages

Kingsbridge 7 miles; Salcombe 13 miles; Dartmouth 7 miles A38 Devon Expressway 15 miles (distances are approximate)

EPC Rating

Band E - Current 45; Potential 68

Council Tax Band

C

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

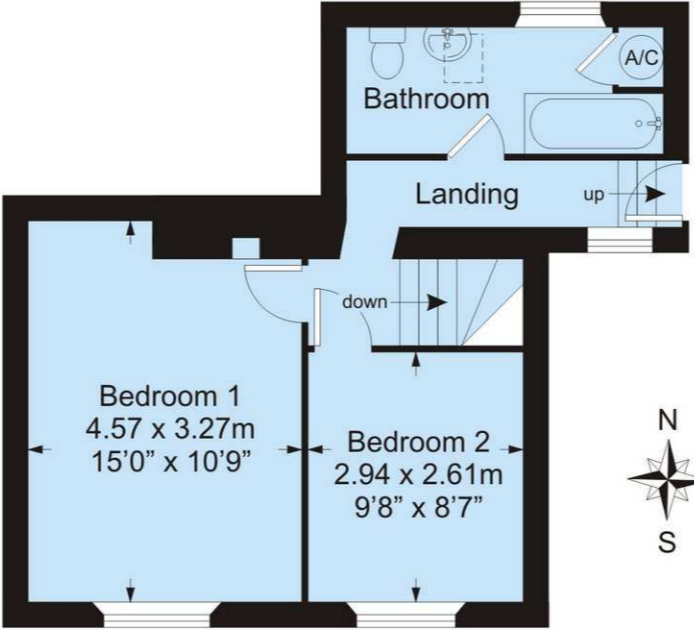
Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge.
Tel: 01548 857588.



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.

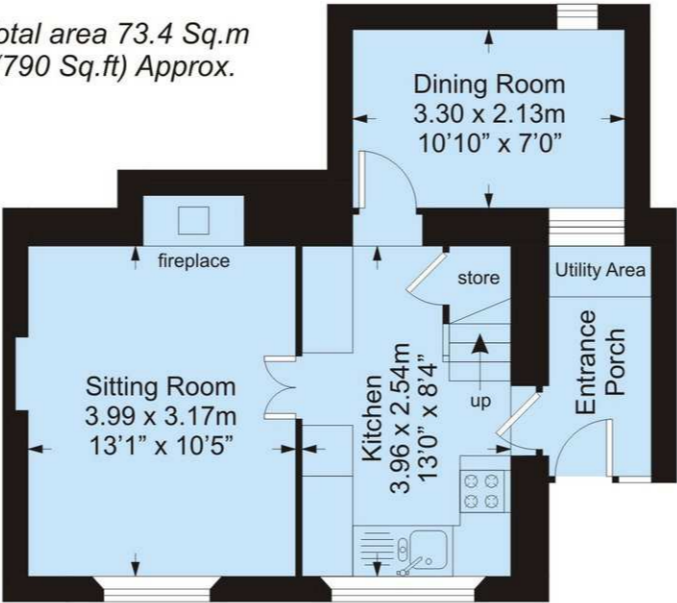
FLOOR PLAN

NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate.



First Floor

Total area 73.4 Sq.m (790 Sq.ft) Approx.



Ground Floor



MARCHAND PETIT

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