Penbryn Dartmouth Road,

Stoke Fleming

Auction Guide £250,000

Freeborns ESTATE AGENTS

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £275,000

Online Auction May 29th 2026.

An attractive stone-built, three-bedroom cottage with garage parking and a well proportioned garden located close to the centre of Stoke Fleming. The property which has been inhabited by the same family for over 100 years has been partially re-roofed in 2012 benefits from the re-building of the chimney stack in 2024 and has had replacement night storage heaters in multiple rooms.

Penbryn Dartmouth Road,, Stoke Fleming, Devon, TQ6 0NU

ENTRANCE HALLWAY
Night storage heater, Cupboards housing the fuse box and electric meter.

LOUNGE
Feature fireplace, night storage heater, dual aspect uPVC windows to front and side.

DINING ROOM
Feature fireplace, integrated storage cupboards, night storage heater, door to one side and twin windows to the other.

SHOWER ROOM
Vinyl flooring, walk-in shower cubicle, low level WC, pedestal wash hand basin, extractor fan, wall mounted fan heater.

KITCHEN
Tiled floor, pine fronted base and eye level units with laminate worktop over, 1 1/2 stainless steel sink and drainer, integrated oven and hob, space for washing machine. Tiles splashbacks, stable style door to garden, dual aspect windows.

LANDING
Night storage heater, loft hatch, airing cupboard.

BEDROOM THREE
Panel heater, uPVC sash window to front.

BEDROOM TWO
Night storage heater, twin windows to side.

WC
Low level WC, obscured sash window to side.

BATHROOM
Panelled bath, shower cubicle with glass door and 'Mira Sport' electric shower, pedestal wash hand basin, vinyl flooring, part tiled walls, chrome heated towel rail, obscured sash window to side.

BEDROOM ONE
uPVC sash window to side, part sloping ceiling with two roof windows.

GARAGE
Electric up and over door and pedestrian door to main home.

GARDEN
An attractive stone pathway leads past the neighbouring garden to the property's well stocked garden with stone storage shed and sea glimpses. There is a stone bordered plant bed beside the kitchen door and outside WC.

COUNCIL TAX BAND: D
Amount payable approx

EPC: F

LOCAL AUTHORITY
South Hams District Council

CONSUMER PROTECTION FROM UNFAIR TRADING
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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.

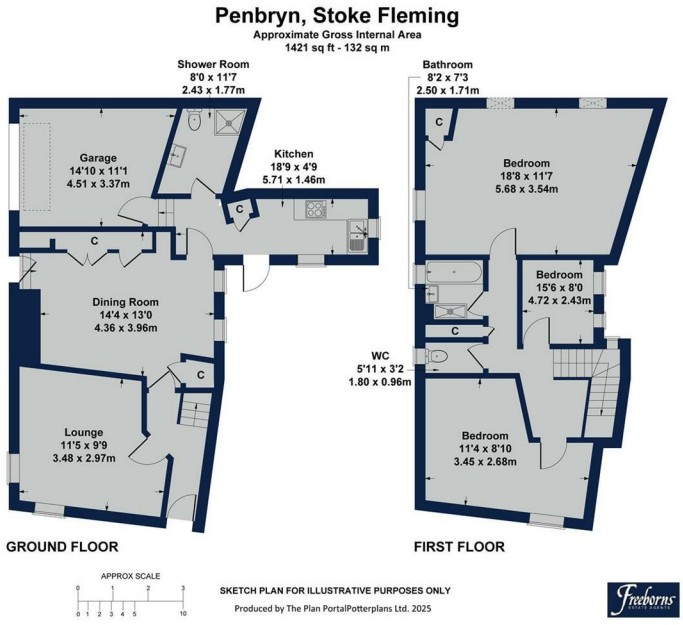
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

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.

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 of up to 6% inc VAT (subject to a minimum of 6,000 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.



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