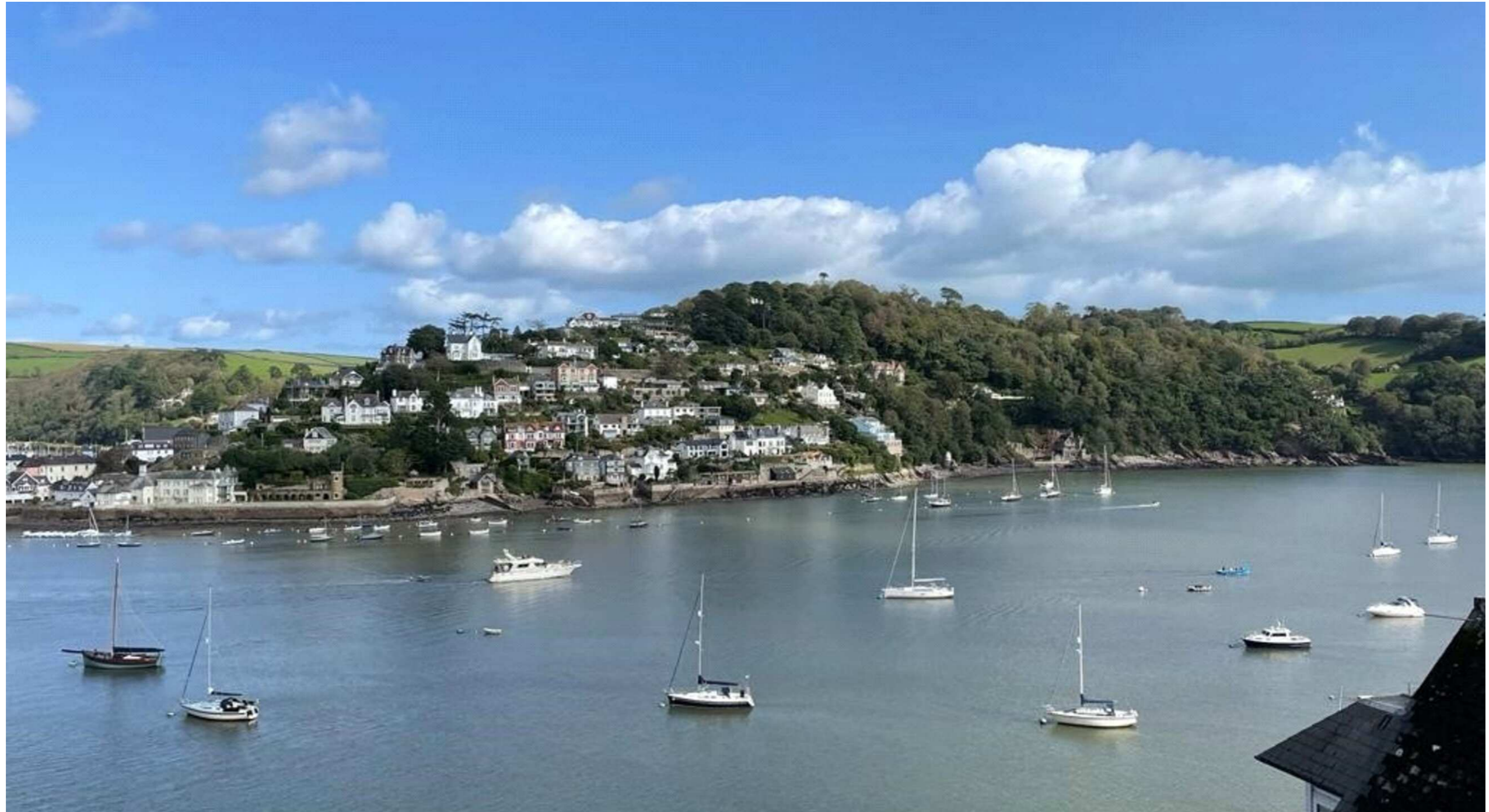


MIDDLEDECK DARTMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

MIDDLEDECK, SWANNATON ROAD

FOR SALE BY AUCTION With stunning views of the river, this 2 bedroom, 2 bathroom duplex apartment has the advantage of a balcony and garage, and would now benefit from updating.

METHOD OF SALE The property will be offered for sale at Harbour House, 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, 01803 839190, dartmouth@marchandpetit.co.uk or from the vendors solicitors Mark Meleady, Tozers, m.meleady@tozers.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, Dartmouth, 01803 839190



PROPERTY DETAILS

Property Address

Middledeck, Swannaton Road, Dartmouth, TQ6 9RL

Mileages

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

Services

Mains electricity, gas, water and drainage. Gas fired central heating.

EPC Rating

Current: 53, Potential: 67

Council Tax Band

D

Tenure

Please refer to the auction pack

Authority

South Hams District Council

Key Features

- Stunning Views Of The River Dart
- Duplex Apartment With A Garage
- Requires Updating
- Balcony Overlooking The River
- Three Bedrooms, Two Bathrooms
- Pretty Gentle Riverside Walk To The Town Centre

Fixtures & Fittings

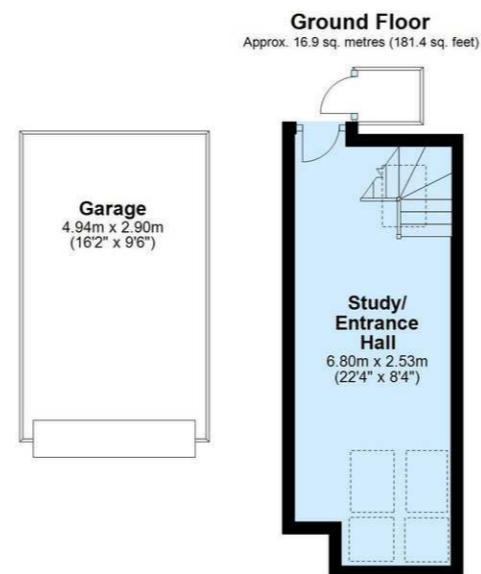
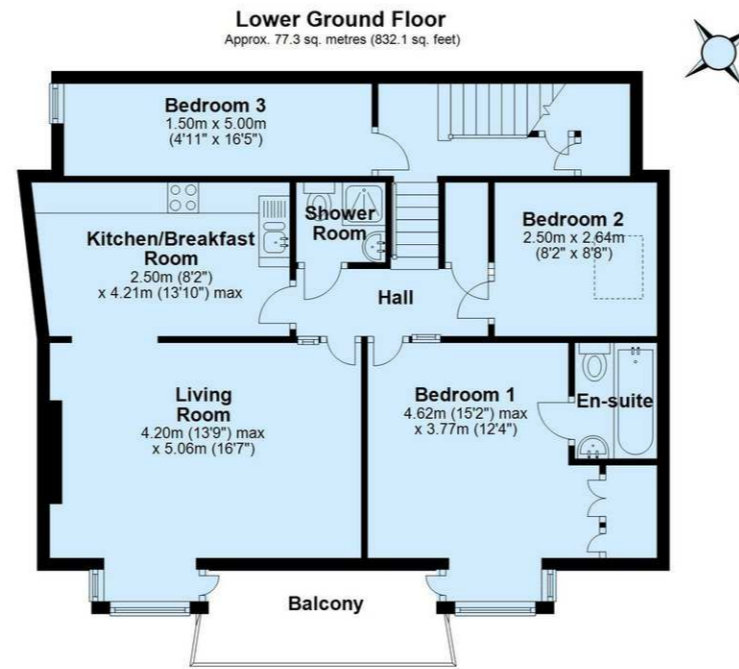
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Total area: approx. 94.2 sq. metres (1013.5 sq. feet)

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.

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