STAGS



Church House

Church House, Church Hill, Winkleigh, Devon, EX19 8JD







Exeter 22 miles, Okehampton 11 miles, A30 11 miles

A charming reverse level, three bedroom Grade II listed cottage with garden, garage and off road parking.

- For Sale by Online Auction
- Auction end date Tuesday 15th December at May Cottage at 3.00pm.
- Three Bedrooms, Family Bathroom
- First Floor Living/Dining Room
- Kitchen/Breakfast Room
- Gardens, Garage and Parking
- No Chain
- EPC Band F
- Council Tax Band D
- Freehold

Auction Guide
£160,000

METHOD OF SALE
The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date Tuesday 15th December at May Cottage at 3.00pm.
The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION
The Church House occupies an attractive location, set below the Parish Church, within the heart of the village and in a conservation area. The village offers village stores, post office, butchers, primary school, pre school, public houses, veterinary and doctors surgery. There are a good range of community activities for all ages, based around the community centre, village hall and sports hall.

ACCOMMODATION
ENTRANCE HALL: A superb entrance hall with staircase to the first floor and galleried balustrade over. Exposed stone wall, timber and beams. Understairs cupboard housing washing machine. Doors to, BEDROOM 1: Exposed beams and timbers, fireplace recess with dressing table. Window to front elevation, fitted wardrobe cupboard. BEDROOM 2: Exposed beams and timbers, window to front elevation, fitted wardrobe cupboard. BEDROOM 3: Exposed beams and timbers, Window to front elevation, fitted wardrobe cupboard. BATHROOM: Coloured suite comprising wood panelled bath with shower attachment, pedestal wash basin, WC and heated towel rail. Former fireplace with light, beamed ceiling. Airing cupboard with hot water cylinder and linen shelving. FIRST FLOOR INNER LOBBY: with door to rear courtyard and opening to LIVING/DINING ROOM: A delightful and spacious room with vaulted A frame timbers and exposed floorboards. Former stone fireplace, three windows to front elevation offering views towards Dartmoor.
KITCHEN/BREAKFAST ROOM: Vaulted ceiling with exposed timbers. Range of timber wall/base cupboards and drawers with work surfaces over and inset sink and drainer. Window to front elevation. Integral double electric oven, plumbing and space for dishwasher and fridge freezer. Oil fired boiler in fireplace recess, providing hot water and central heating via radiators. Space for breakfast table. CLOAKROOM: Comprising WC and wash basin.

OUTSIDE
A pedestrian gate from the church steps, opens to a cobbled path leading to the cottage. The front cottage garden is largely laid to lawn with flower/shrub borders being elevated with views over the town towards Dartmoor. Set below the garden is a drive providing off road parking and a large SINGLE GARAGE: with double doors to front, light and power connected and external EV charging point. To the rear is a small cobbled courtyard with trellis screen hiding the oil tank and pedestrian gate to the church path.

SERVICES
Mains electricity, water and drainage. Oil fired central heating. BT's Full Fibre 150 Mbps Broadband with potential to be upgraded remotely by BT's software to 900 Mbps if higher speeds are required. Please note that the agents have neither inspected nor tested these services. Mobile Coverage: 02 and 3 good outdoor and variable in home. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

DIRECTIONS
For SAT NAV purposes the postcode is EX19 8JD.
what3words reduce.unwraps.deleting

AGENTS NOTE
When the property was last thatched around 2019 it was thatched with the wrong material. please see the auction pack and conservation officers comments for further details.
Although not forming part of the property the adjoining Church Steps (understood to be unregistered land) is believed to have a collapsed drain which has been reported to the Conservation Officer.

PROOF OF IDENTITY
Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES
The successful purchaser(s) will be liable to pay the Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction.
Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.)
Additional Administration Fee - £1,200 inc VAT.

DEPOSIT PAYMENT
Where stated on the property listing, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

LEGAL PACK
Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo Proptech online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING
Lydia Isaac, Peter Peter and Wright, 1 West Street, Okehampton, EX20 1HG, Tel: 01837 52379.

COMPLETION DATE
The completion date will be as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION GUIDE AND RESERVE
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE
Particulars, remarks and stipulations contained herein shall be



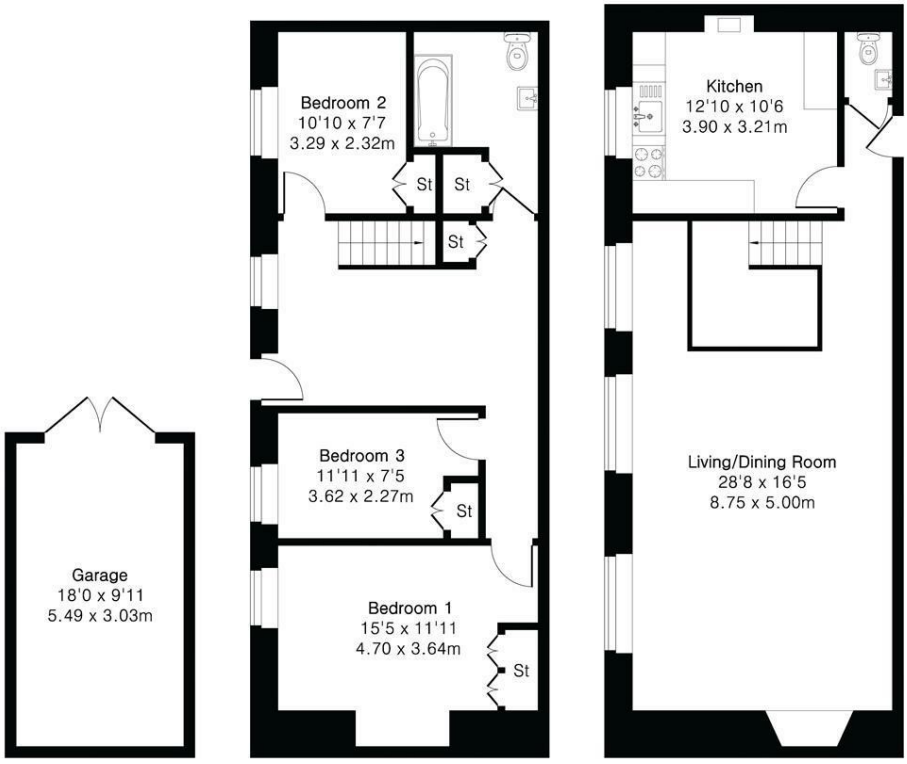






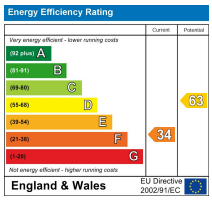


Approximate Gross Internal Area 1265 sq ft - 118 sq m
(Excluding Garage)
Ground Floor Area 634 sq ft – 59 sq m
First Floor Area 631 sq ft – 59 sq m
Garage Area 179 sq ft – 17 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS



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