STAGS



May Cottage

May Cottage, 9 Clinton Gardens, Merton, Okehampton, Devon, EX20 3DP







Torrington 6 Miles, Bideford 12 Miles, Okehampton 13 Miles.

A well appointed chain free, three bedroom property with gardens and garage.

- For Sale by Online Auction
- Auction End Date Tuesday 15th December at May Cottage at 3.30pm.
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Three Bedrooms & Family Bathroom
- Gardens & Garage
- No Chain
- Council Tax Band B
- EPC Band C
- 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 is Tuesday 15th December at May Cottage at 3.30pm.
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 property sits towards the edge of the popular rural village of Merton (conservation area) with easy access to the A386, linking North Devon and Okehampton. Merton is well known for its large village square flanked by a number of period houses and cottages, together with parish church. Facilities include a primary school, local inn and superb modern village hall with excellent sports and community facilities. The village itself is surrounded by rolling typically Devon countryside, the Torridge valley being famous for its connection with Tarka the Otter and the well known Tarka Trail with walking and cycling runs close to the village. There is easy access to the market towns of Great Torrington and Bideford to the north and Hatherleigh and Okehampton to the south. From Okehampton there is direct access to the A30 dual carriage way providing a direct link to Exeter with its M5 motorway, main line rail and international air connections.

DESCRIPTION
A chain free, three bedroom terrace property situated towards the edge of this popular rural village. The property in brief offers an entrance porch, opening to an entrance hall, with stairs serving the first floor. There is a modern kitchen/breakfast room, together with a rear facing sitting/dining room overlooking the garden. The first floor offers three bedrooms and a family bathroom. Heating is via independent electric heaters and the property is double glazed. There are gardens to both front and rear and a garage in a block opposite.

ACCOMMODATION
Double glazed door to ENTRANCE PORCH: Double glazed window to front, door to ENTRANCE HALL: Electric radiator, staircase to first floor, under stairs storage space. Doors to KITCHEN/BREAKFAST ROOM: Range of timber base cupboards and drawers with work surfaces over and inset sink and drainer. Plumbing and space for washing machine/dishwasher. Electric cooker with extractor hood over. Space for table, double glazed window to front elevation. SITTING/DINING ROOM: Electric radiator, Double glazed window to rear. French doors to garden. FIRST FLOOR LANDING: Access to loft space, doors to BEDROOM 1: Electric radiator, Double glazed window with deep sill to rear. BEDROOM 2: Electric radiator. Double glazed window to front. BEDROOM 3 Electric radiator, Double glazed window to rear. BATHROOM: Panelled bath with tiled surrounds and electric shower over. Pedestal wash basin. WC, wall mounted electric heater, Opaque window to front.

OUTSIDE
To the front is an open plan lawned garden with pathway leading to the front door. To the rear is an enclosed lawned garden with pedestrian gate to the path. There is a SINGLE GARAGE: With up and over door in a block opposite.

SERVICES
Mains electricity, water and drainage. Electric heaters
Mobile Coverage: All providers good outdoors. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.
Broadband Coverage: Ultrafast in area upto 1800 Mbps. (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 EX20 3DP.
what3words flirts.giants.honey

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 deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.







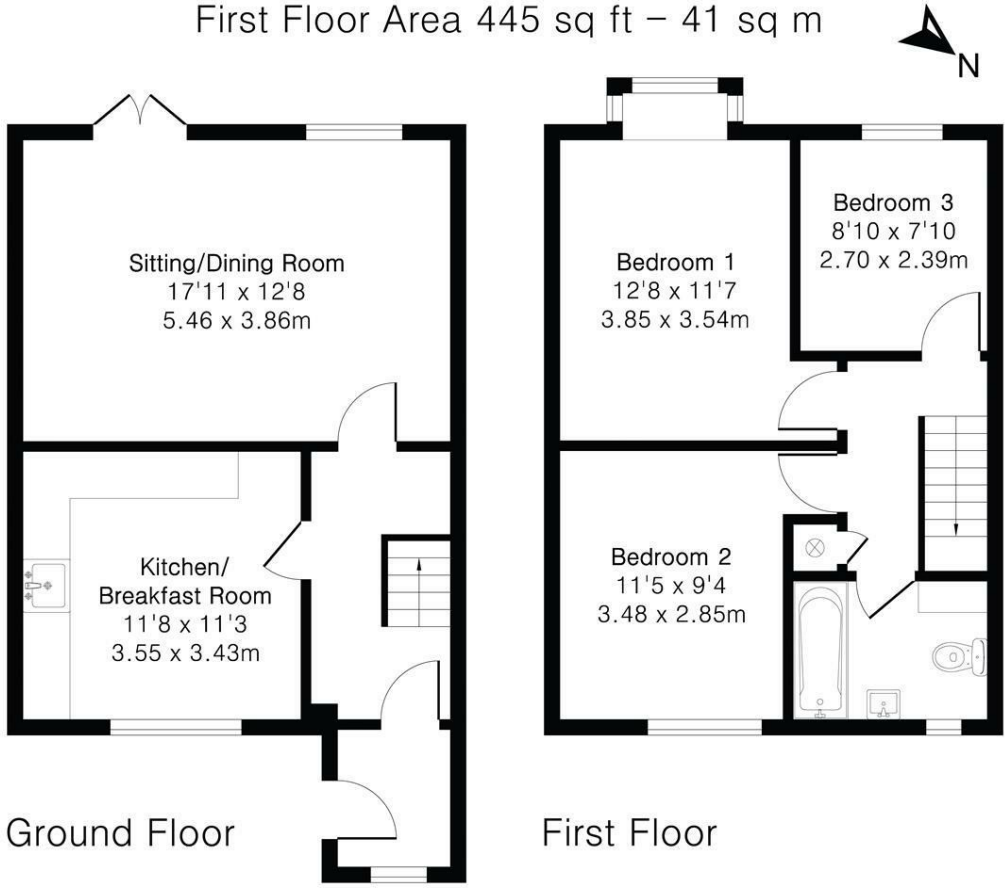




Approximate Gross Internal Area 910 sq ft - 84 sq m

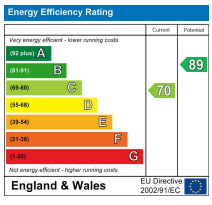
Ground Floor Area 465 sq ft – 43 sq m

First Floor Area 445 sq ft – 41 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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