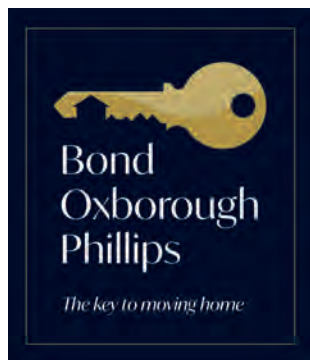




2 Henderbarrow Cottages Halwill Junction EX21 5TW



Start Price - £120,000



2 Henderbarrow Cottages, Halwill Junction, EX21 5TW.

Three-bedroom mid-terraced property offered for auction, presenting an excellent investment or refurbishment opportunity. Requiring full renovation throughout, the accommodation offers scope to modernise and add value, subject to any necessary consents.



- Three Bedroom Mid Terraced Property
- Offered For Auction Sale
- Requiring Full Renovation Throughout
- Excellent Investment Opportunity
- Located Within Halwill Junction
- Generous Rear Garden Space
- Benefitting From Off Road Parking
- Potential To Modernise Internally
- Convenient Village Location Setting
- Offered With Vacant Possession
- Suitable For Developers Investors
- Council Tax Band - A
- EPC - TBC



Offered for auction, this three-bedroom mid-terraced property in Halwill Junction presents an exciting opportunity for investors, developers, or buyers seeking a full renovation project. Requiring complete modernisation throughout, the property offers significant scope to improve, reconfigure and add value, subject to any necessary consents.

The accommodation provides well-proportioned living space with excellent potential to create a comfortable family home or investment property once refurbished. Externally, the property benefits from off-road parking to the front together with an enclosed rear garden, offering useful outdoor space with further potential for landscaping and enhancement.

Situated within the popular village of Halwill Junction, the property enjoys a rural setting whilst remaining well placed for access to surrounding towns and local amenities. The location offers a balance of countryside living and everyday convenience, making it appealing to a range of prospective purchasers.

Properties offering this level of potential are increasingly difficult to find, and this is an excellent chance to acquire a home with genuine scope for transformation. Early interest is recommended and buyers should review auction terms and conditions prior to bidding.

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

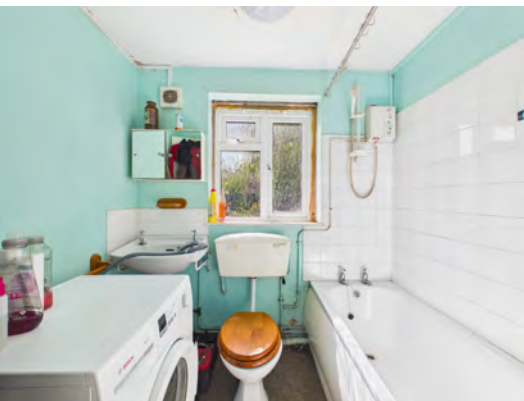
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Changing Lifestyles

Situated within a charming rural location, Halwill Junction offers a range of traditional amenities including a primary school, local pub, newsagents, general stores, post office, and a popular fish and chip shop. The village also features a thriving community hall, providing a hub for various social events and activities. With its friendly atmosphere, Halwill Junction hosts regular community events, fostering a strong local spirit.

For a wider variety of services, the bustling market town of Holsworthy is just a short drive away, offering supermarkets, independent shops, and cafes. Halwill Junction is also within easy reach of Okehampton, where additional shopping, schooling, and transport links are available, including access to the A30 dual carriageway, connecting you to the Cathedral City of Exeter with its rail and international air links.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01837 500600
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:





Floor 0 Building 1

Approximate total area⁽¹⁾

646 ft²
60.1 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

PLEASE NOTE:

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Please let us
know how we
are doing;

