



Alwin  
Thorndon Crosss  
EX20 4NE



**Guide Price - £190,000**



01837 500600

# Alwin, Thorndon Corss, EX20 4NE.



A rare opportunity to acquire a full renovation project on approximately three-quarters of an acre near Thorndon Cross, with easy access to Okehampton, Exeter, and Dartmoor National Park...

This property at Thorndon Cross, near Okehampton, is offered for sale by conditional online auction. Set on a plot of approximately three-quarters of an acre, the 786 sq. ft. bungalow is of non-standard construction and requires full restoration throughout. It offers a fantastic opportunity for buyers looking for a significant renovation project or those considering a complete rebuild, subject to the necessary planning consents.

The current accommodation includes two/three bedrooms, two/three reception rooms, a kitchen, and a bathroom. The property benefits from mains electricity and water, private drainage, and oil-fired heating. Externally, the grounds include mature gardens, a garage, sheds, a greenhouse, and a wooded area, offering privacy and plenty of outside space.

Located around four miles from Okehampton, the home enjoys good access to local amenities, schools, and transport links, including a railway station with direct service to Exeter. Dartmoor National Park is also close by, providing beautiful open spaces for walking, riding, and outdoor activities.

This property is for sale by the Modern Method of Auction. Completion is required within 56 days. A Buyer Information Pack (£349 incl. VAT) must be viewed before bidding. A non-refundable fee of 4.5% (min. £6,600 incl. VAT) applies, in addition to the purchase price. Optional services may include referral fees.



## 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. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% 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.