



Bond
Oxborough
Phillips

Changing Lifestyles

Dunnoch Lawn
Roborough
Winkleigh
Devon
EX19 8TN

Asking Price: £200,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

Dunnock Lawn, Roborough, Winkleigh, Devon, EX19 8TN

- Detached bungalow
- In need of improvement
- No onward chain
- Two bedrooms
- Wet room
- Kitchen
- Garage
- EPC: E
- Council Tax Band: C



Offered for sale with no onward chain is this two bedroom detached bungalow in need of improvements. The property is located a very short skip away to the heart of the village where the local play park and recreational facility can be found. The village's public house "The New Inn" (not currently open) is located almost next door. Yes it's a project but could be a super home in a lovely North Devon Farming community.

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 £300.00 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.

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01805 624 426 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond
Oxborough Phillips Sales & Lettings on

01805 624 426

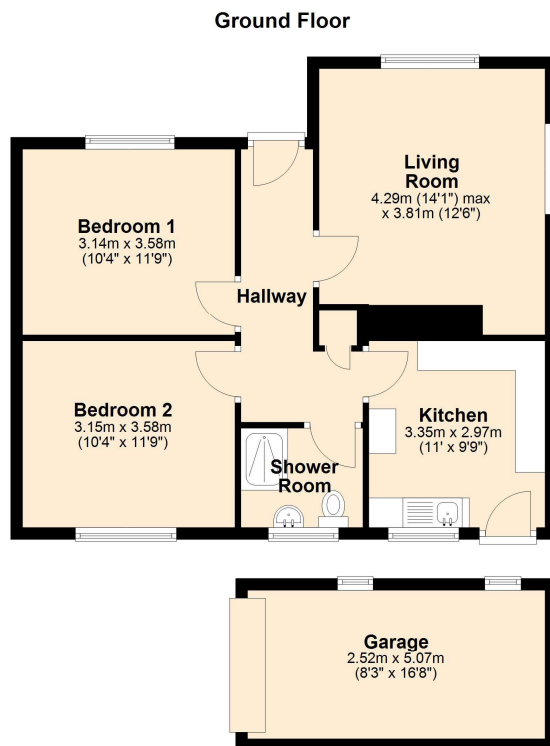
For more information or to arrange an
accompanied viewing on this property.



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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Plan produced using PlanUp.

Directions

From Torrington follow the B3227 towards South Molton and through the village of High Bullen, continue on the road passing the Cranford Inn, shortly after at the crossroads take the right hand turning signposted Sherwood Green, follow this road around to the right and continue until reaching Ebberly Cross and take the right hand turning signed for Roborough. Continue along this road and at the T junction turn right and immediately left and continue down into the village of Roborough. Upon entering the village of Roborough the bungalow will be found on your right hand side with a for sale sign clearly displayed.

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.

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