

# 8 Oaklands Petrockstow EX20 3HG



**Starting Price - £100,000**



# 8 Oaklands, Petrockstow, EX20 3HG



Situated within the popular village of Petrockstowe, this detached 2/3 bedroom dormer bungalow offers an exciting opportunity for those looking to create a fantastic home tailored to their own tastes and requirements...

- Detached Dormer Bungalow
- 2/3 Bedroom Layout
- One First Floor Bedroom
- Full Renovation Required
- Excellent Development Potential
- Flexible Ground Floor Accommodation
- Generous Garden Space
- Potential For Parking Creation
- Village Location
- No Onward Chain
- Scope To Improve And Extend
- Council Tax Band - D
- EPC - G



Situated within the popular village of Petrockstowe, this detached 2/3 bedroom dormer bungalow offers an exciting opportunity for those looking to create a fantastic home tailored to their own tastes and requirements. Requiring full renovation throughout, the property presents excellent potential for improvement, extension subject to any necessary consents, and modernisation, making it an ideal project for builders, investors, or buyers seeking a property they can truly make their own.

The accommodation is versatile in its current layout, with the ground floor offering a generous living space, kitchen area, bathroom, and additional reception rooms or bedrooms depending on individual needs. Upstairs, the property benefits from a further double bedroom set within the dormer roof space, enjoying an elevated outlook over the surrounding area. While the property is in need of significant updating and refurbishment, it offers a solid footprint and plenty of scope to reconfigure and enhance.

Externally, the property enjoys gardens surrounding the bungalow, providing ample space for landscaping, outdoor seating areas, or family gardens. There is also potential for driveway parking subject to any required alterations. The property also boasts the benefit of having a spacious garage. The setting offers a peaceful village lifestyle whilst remaining accessible to the nearby towns of Hatherleigh and Okehampton, where a wider range of shops, amenities, and schooling can be found. The nearby A386 and A30 also provide convenient links further afield.

This is a rare opportunity to acquire a property with genuine potential in a well-regarded Devon village. Offered to the market with no onward chain, early viewing is recommended to fully appreciate the possibilities on offer.

#### 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.

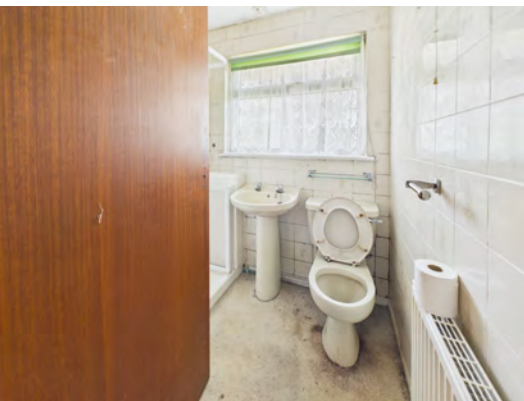


# Changing Lifestyles

Situated within the idyllic Devonshire village of Petrockstowe, this impressive residence is within close proximity to the village centre and its amenities on offer.

There is a thriving local community, alongside two churches and the parish hall, the nearby Tarka trail is quite the attraction. The nearby market town of Hatherleigh is approx. four miles from Petrockstow, with further benefits of cafes, a post office and shopping opportunities.

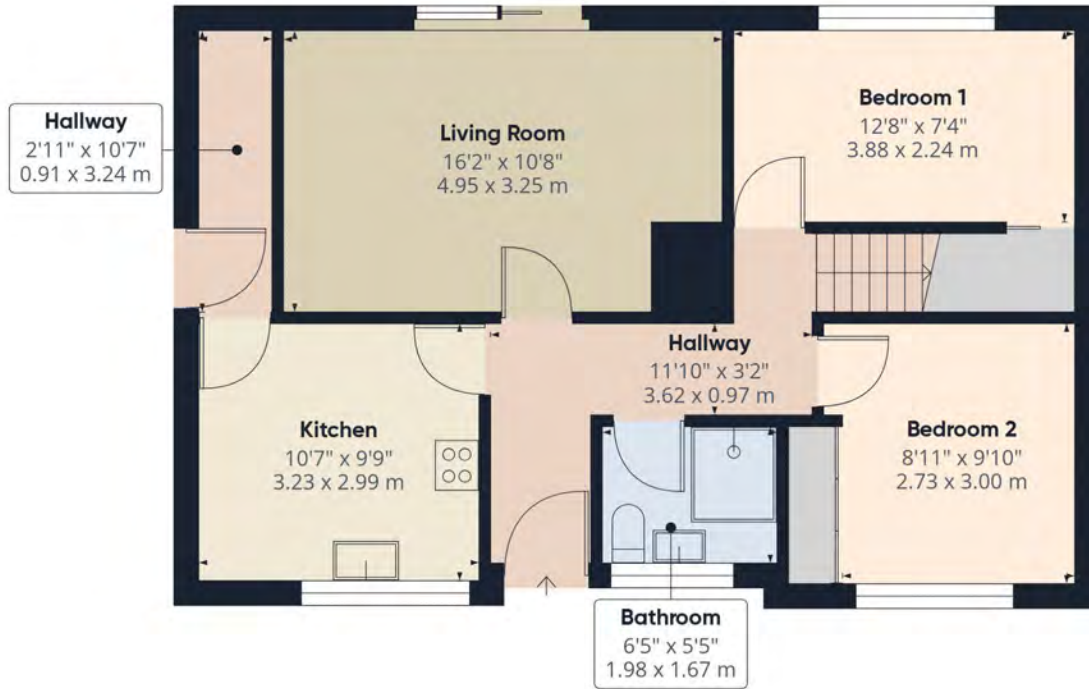
Schools can be found at Hatherleigh and Merton for primary education. Secondary education can be located at neighbouring market towns, Okehampton and Torrington. The private school of Shebbear is only four miles from the village also.



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

Approximate total area<sup>(1)</sup>

634 ft<sup>2</sup>

58.9 m<sup>2</sup>



Floor 1

## 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;

