



Bond
Oxborough
Phillips

Changing Lifestyles

Waymoor Head
Ebberley
Torrington
Devon
EX38 7JT

Guide Price: £275,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- For sale by modern method of auction - T & C's apply
- Refurbishment required
- Detached home
- No near neighbours
- Stunning far reaching view
- 1/3 acre plot
- Large garage
- EPC: TBC
- Council Tax Band: C



Location, location, location!

Yes this home does require refurbishment but it's all about what it could be, most importantly however, where it is and the stunning far reaching views across the adjoining countryside set under the majestic gaze of Dartmoor National Park beyond. This really is a once in a lifetime opportunity to get away from it all to enjoy the very best of what rural North Devon has to offer. Although it's tucked out of the way within glorious countryside it's only a short ten minute drive to the closest Market Town of Great Torrington. Here you will find most of your daily shopping needs with an array of both national chain and local stores as well as a well-supported Pannier Market, butchers and green grocers alike. From here you have Torrington Commons, some 365 acres of countryside allowing for miles of scenic walks with access to the locally renowned Tarka trail, a footpath / cycle way mainly built on the bed of a disused railway where the gradients are gentle. It winds its way following the course of the river Torridge as far North as Ilfracombe or going inland South towards Meeth. RHS Rosemoor is only a short distance down the road set in the picturesque Torridge River valley. Both Dartmoor and Exmoor National Parks are only an hour's drive away providing an abundance of outdoor activities. If its coastline that you are looking for, North Devon is one of the most varied in the country with beautiful sandy beaches and rustic headlands offering something for everyone.

This really is a fantastic opportunity to set roots and make your nest in your forever home.





THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION ALLOWING THE BUYER AND SELLER TO COMPLETE WITHIN A 56 DAY RESERVATION PERIOD. INTERESTED PARTIES' PERSONAL DATA WILL BE SHARED WITH THE AUCTIONEER (IAMSOLD LTD). IF CONSIDERING A MORTGAGE, INSPECT AND CONSIDER THE PROPERTY CAREFULLY WITH YOUR LENDER BEFORE BIDDING. A BUYER INFORMATION PACK IS PROVIDED, WHICH YOU MUST VIEW BEFORE BIDDING. THE BUYER WILL PAY £300 INC VAT FOR THIS PACK. THE BUYER SIGNS A RESERVATION AGREEMENT AND MAKES PAYMENT OF A NON-REFUNDABLE RESERVATION FEE OF 4.5% OF THE PURCHASE PRICE INC VAT, SUBJECT TO A MINIMUM OF £6,600 INC VAT. THIS FEE IS PAID TO RESERVE THE PROPERTY TO THE BUYER DURING THE RESERVATION PERIOD AND IS PAID IN ADDITION TO THE PURCHASE PRICE. THE FEE IS CONSIDERED WITHIN CALCULATIONS FOR STAMP DUTY. SERVICES MAY BE RECOMMENDED BY THE AGENT/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. THESE SERVICES ARE OPTIONAL.

- FOR SALE BY MODERN AUCTION – T & C'S APPLY
- SUBJECT TO RESERVE PRICE
- BUYERS FEES APPLY
- THE MODERN METHOD OF AUCTION



Waymoor Head, Ebberley, Torrington, Devon, EX38 7JT



THE VENDOR INFORMS US THAT THE PROPERTY IS OF BLOCK AND RENDER CONSTRUCTION UNDER A TILED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY AN OIL FIRED RAYBURN. OTHER FORMS OF HEATING INCLUDE AN OPEN FIRE IN THE LIVING ROOM. MAINS ELECTRIC AND WATER ARE CONNECTED. DRAINAGE IS SERVICED BY A SEPTIC TANK LOCATED IN THE GARDEN.

BROADBAND: ULTRA-FAST SPEEDS AVAILABLE UP TO 1000 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER)

MOBILE PHONE: COVERAGE AVAILABLE ONSITE (SEE OFCOM CHECKER FOR FURTHER INFORMATION)



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Total area: approx. 131.5 sq. metres (1415.9 sq. feet)

BOND OXBOROUGH PHILLIPS - Plan produced using PlanUp.

Directions

From Torrington proceed along New Road and at the roundabout take the 2nd exit onto the B3227 signposted South Molton. Continue on this road to and through High Bullen round a series of bends and past the Cranford Inn public house on your right. Keep following the road until a set of cross roads turning right sign posted Roborough. Continue on this road passing the farm at Sherwood Green. Remain on this road passing three junctions. The property is located on the forth and staggered junction "Beara Head" that's sign posted Kingscott and St.Giles with a for sale board 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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We are here to help you find
and buy your new home...

2 Well Street
Torrington
Devon

EX38 8EP

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Email: torrington@boproperty.com

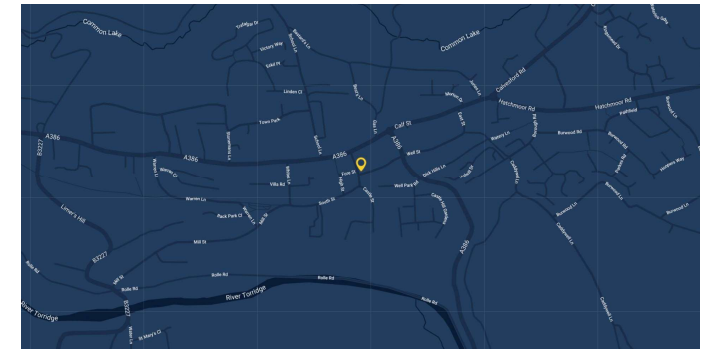
Have a property to sell or let?

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 &
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for a free conveyancing
quote and mortgage advice.



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