



## Lawell Lodge, Chudleigh - TQ13

Auction Guide Price £255,000 Freehold

For Sale By Auction (20th December 2023) • Detached Lodge House • An Unfinished Project, With Planning Consent • Situated on a Good Sized Plot Located on the Outskirts of Chudleigh • Tenure: Freehold - EPC Rating: G



### Contact Us...

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### AUCTION INFORMATION:

†Traditional auction Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement. \* Pricing information The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount. Bamboo Auctions and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

### AUCTION INFORMATION (Continued):

Refreshing the page To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information.

Disclaimer All information relating to this property, including descriptions, pictures and other related information has been provided by 247 Property Auctions. All legal documents in relation to this property have been provided by the Vendor's solicitor. Neither Bamboo Auctions or any individual in employment with Bamboo Auctions makes any warranty as to the accuracy or completeness of any of the property information. These particulars do not form part of any contract or offer. Buyers should not rely on them as statements of representation and should check that the information is correct by inspection or otherwise. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.



**Link for auction information:**

[247auction.bambooauctions.com/property/detached-house-with-planning-4772109](https://247auction.bambooauctions.com/property/detached-house-with-planning-4772109)

A rare and exciting opportunity to acquire this two storey, detached lodge house, now for continued modernisation, improvement and enhancement by virtue of planning, being located on sizeable grounds in a tucked-away position.

This characterful property, set in an elevated position, will appeal to builders, developers and owner-occupiers alike who will envisage the creation of a stunning home for onwards sale, holiday lettings venture or owner-occupation.

**Call 01626 818094 to book an internal viewing.**

#### **PLANNING:**

A grant of listed building consent was issued by Teignbridge District Council under application 21/01305/LBC for a Single storey extension, remove existing single storey element and associated works.



#### **ACCOMMODATION:**

Ground floor: Reception porch, two stores, cloakroom/WC, kitchen/breakfast room, living room. First floor: Landing, one bedroom, bathroom/WC. Outside: Large gardens and grounds in need of landscaping.

#### **TENURE:**

Freehold with vacant possession.  
Council Tax Band E £2782.64 (2023/24)

#### **PLOT MEASUREMENTS:**

The gardens and grounds extend to 0.12 hectares (0.29 acres).

#### **EPC Rating: G.**

Please make enquiries into the rating as to what is permitted with regards to onwards letting.



#### **IMPORTANT INFORMATION:**

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

#### **AUCTION LEGAL PACK & FINANCE:**

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

#### **PRICE INFORMATION:**

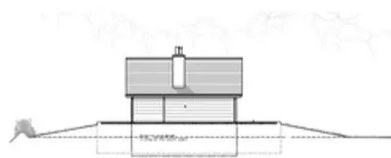
Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at [www.247propertyauctions.co.uk](http://www.247propertyauctions.co.uk) or contact us on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!



FIRST FLOOR PLAN



GROUND FLOOR (ENVIRONMENT) PLAN



Elevation drawing of a house



Elevation drawing of a house



Elevation drawing of a house



Elevation drawing of a house

