



Ridgewater

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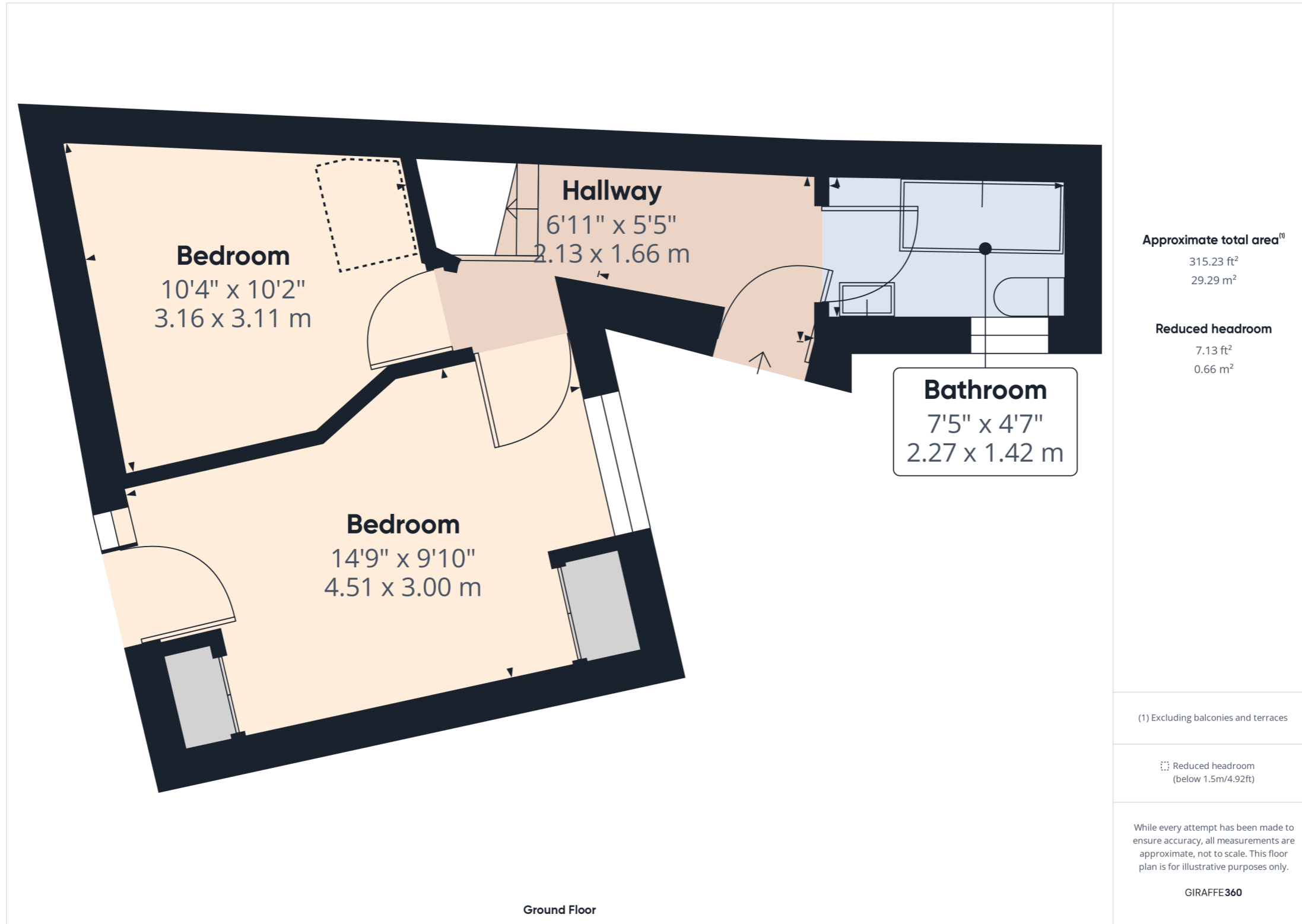
2 Bedroom Cottage for Sale in St Marks Road, Meadfoot

Guide Price £260,000

FLOOR PLAN



FLOOR PLAN



DESCRIPTION

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000.

This property will be legally prepared enabling any interested buyer to secure the property

immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A two bedroom mews style period cottage set back from the road in this coastal location on the hillside above Meadfoot Beach, enjoying lovely views over the surrounding gardens with wooded coastal and sea views across Meadfoot and towards Thatcher Rock. A pathway from the rear garden gives access to the South West Coast Path with a short walk down to Meadfoot Beach in one direction and the open spaces of Daddyhole Plain.

The property is being sold with the tenant in place and are advised by the vendor that the property is currently let at £950 pcm.

Accommodation.

Part double glazed front door opening from the front courtyard to the

Entrance Hall. Wooden flooring. Feature wooden archway and architraves. Vertical radiator. Wall lighting.

Bedroom 1. Double glazed window overlooking the front courtyard. Double glazed door and window opening onto the rear garden. Two fitted double wardrobes. Coved ceiling.

Bedroom 2. Door onto the rear garden. Wooden flooring. Radiator.

Bathroom/WC. Fitted with a white suite comprising a roll top style bath with a chrome shower fitting. Close couple WC. Wash basin in a vanity unit. Wooden flooring. Wood panelled ceiling. Tiled walls. Ladder style radiator/towel rail. Extractor fan. Obscure double glazed window.

A wooden staircase from the hall leads up to the **First Floor.**

Lounge/Dining Room. Featuring large patio window and sliding door opening onto the large sun terrace and giving lovely views over the surrounding gardens with wooded coastal and sea views across Meadfoot and towards Thatcher Rock. Sash style window overlooking the front courtyard. Feature fireplace and hearth with a wooden surround and mantel. Wooden flooring. Two radiators.

Kitchen. Fitted with a range of cupboards and drawers in a modern white finish with worktop areas and a circular sink with a mixer tap. Four ring gas hob with a cooker hood over. Fitted electric oven. Space for a fridge/freezer and washing machine. Wooden flooring. Chrome ladder style radiator. Ceiling spotlights. Two double glazed windows overlooking the front courtyard. Folding door opening to the

Shower Room/WC. White suite comprising a shower cubicle with folding glazed screens and a chrome mixer shower. Wash basin in a vanity unit. Close couple WC. Tiled walls and floor. High level window and extractor fan. Worcester Greenstar gas fired boiler.

Outside. To the rear of the cottage and approached from the lounge is a **Large Raised Deck Sun Terrace** with a guard rail surround and enjoying the lovely views over the surrounding gardens with wooded coastal and sea views across Meadfoot and towards Thatcher Rock. Steps lead down from the terrace onto the rear garden which is arranged on two levels and enclosed by stone walls and fencing. Timber storage shed and opening to a shared rear access path and a gate opening onto the South West Coast Path with a short walk to Meadfoot Beach and the open spaces of Daddyhole Plain.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and

are referred to below as The Auctioneer.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction

terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The

Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being

shared between both any marketing agent and The Auctioneer in order that all matters can be dealt

with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will

be required to adhere to a verification of identity process in accordance with Anti Money Laundering

procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with

the law.

A Legal Pack associated with this particular property is available to view upon request and contains

details relevant to the legal documentation enabling all interested parties to make an informed

decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers'

commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding

with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts

the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the

purchase price of the property. The deposit will be a contribution to the purchase price. A non-

refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also

required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed

purchase price and consideration should be made by the purchaser in relation to any Stamp Duty

Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to

pass their details to third party service suppliers, from which a referral fee may be obtained. There is

no requirement or indeed obligation to use these recommended suppliers or services.

PHOTOS





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