



## 28 Bishop Wilfrid Road Teignmouth, Devon TQ14 9BN



### **Bids in Excess of £130,000**

Viewing Arrangements: By Appointment on ☎ 01626 245051  
Text or WhatsApp 07486 653605

**For sale by modern day auction -Property for Renovation:**  
**Details released Monday 6th May, bookings taken now.**

This 3-bedroom home will be a great opportunity to purchase a property in need of modernisation throughout. This split-level home has a kitchen, dining room, living room with balcony, 3 bedrooms, 1 bathroom, gardens front and back, and a garage. The sale will be via sealed bids, with a reserve in operation. Bids are invited over £130,000 + purchase fee (detailed in the full brochure). Proof of funds and purchasers solicitor details will be required as part of the bidding process. Open Day sessions will enable potential buyers to view and assess the property ahead of the bid deadline.

It is important that bidders read the property brochure, which includes details for the bidding process and the form that must be used to submit the bid.

Sealed bids to Underhill, 29 The Strand, Dawlish, EX7 9PT by Monday 20th May, 3pm.

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.

**Bishop Wilfrid Way:** The development was originally built by a housing association in the early 1970's. Now owned by the occupants, a covenant is in place, whereby all owners pay a £15 monthly fee into the management company, for the maintenance of the road, paths, lawns and flower beds in the communal areas. As an owner, the successful bidder will be a member of this management company.

**Front of Property:** The property is reached along a pathway, and has a front garden, which is currently covered with artificial grass. Block steps lead down to a lower area, outside bedroom 2 and under the entrance steps. The house accessed via a communal staircase, shared with the neighbouring property.

The house is arranged over a series of split levels and in need of modernisation and renovation throughout.

**Entrance Hall:** The entrance hall has a store cupboard, which houses a factory lagged hot water tank. New fuse boards have been installed as part of a rewiring project. This has not been completed.

**Kitchen:** An electric cooker point is installed. A large cupboard has been built over the kitchen door from the hallway. This could be reopened as part of remodelling.

**Dining Room:** The room has an opening to the kitchen. This wall could be explored for removal to create a larger kitchen diner. A Velux roof light, in the vaulted ceiling, needs replacing. A storage cupboard in the eaves of the house can be accessed via the dining room. A window looks down into the lounge. An electric heater is installed on the wall. We can not confirm that this works.

Stairs down to:

**Lounge:** The lounge has a vaulted ceiling, and large windows looking over the back of the house and over the town beyond. A door opens onto a balcony. The balcony is in poor repair and is not accessible during viewing for health and safety reasons.

Stairs down to:

**Bathroom:** The bathroom has a bath, W.C., and sink.





**Bedroom 2:** Looking out over the front garden.

Stairs down to:

**Bedroom 1:** This room looks over the rear of the property and has an electric radiator, we cannot confirm if this works.

**Bedroom 3:** This room is a long this room with a door to the rear garden.

**Outside:** The rear garden has wooden decking installed, this is in poor condition and needs replacing. The rear fence also needs replacing. The garden will not be accessible during viewing for health and safety reasons.

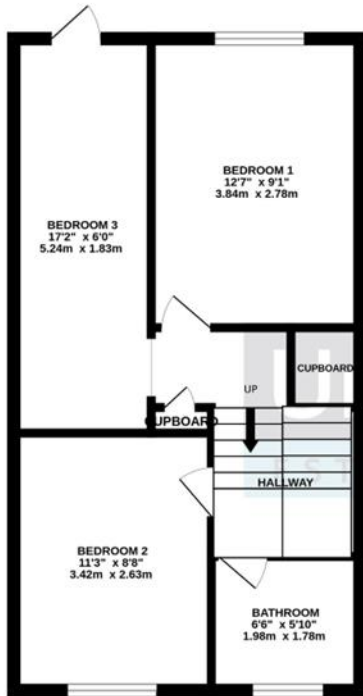




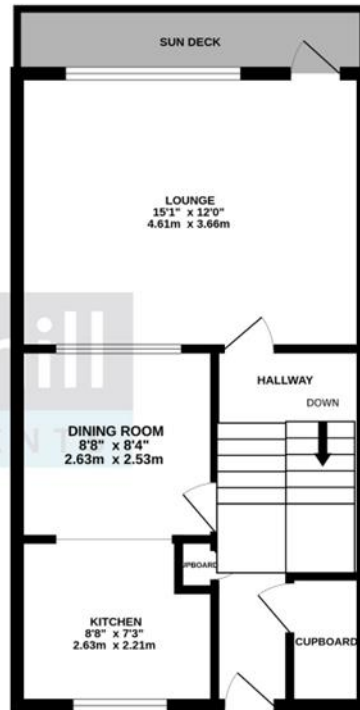




LOWER GROUND FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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28 Bishop Wilfrid Way, Teignmouth.

### Marketing and Viewing

This 3-bedroom house is offered for sale by modern day auction: sealed bids following a 2-week period of marketing.

The house needs complete modernisation and will be a great opportunity for someone to get onto the housing market or for an investor to 'flip'.

Three opportunities have been scheduled for prospective purchasers to view the property and assess the work required, prior to submitting sealed bids. Open days have been scheduled for:

**Thursday 9<sup>th</sup> May, 5pm – 7pm**

**Wednesday 15<sup>th</sup> May, 5pm – 7pm**

**Saturday 18<sup>th</sup> May, 10am – 2pm**

**To view the property, please contact Underhill Estate Agents and book your viewing.**

*Idea of what the property could look like once renovated from sales of nearby properties.*





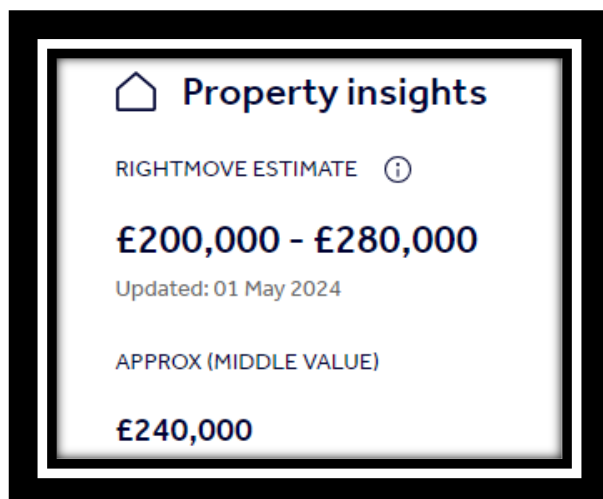
**Underhill**  
ESTATE AGENTS



### Potential Value Range, following Renovation

Right Move estimate the value of the property, once completed in the following range, taken from the public accessible site on 1<sup>st</sup> May 2024:

**Purchaser Fee** - This property is subject to a buyer's fee of £5000 inc. VAT, which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the purchaser's lawyers to collect this fee with the purchase price on completion. The estate agents' costs must be sent by telegraphic transfer by the purchaser's solicitors prior to keys being released. **Bids should explicitly address the purchase fee alongside their bid for the property.**



### Bidding

The house will be marketed at offers over £130,000, just like in a standard sale. Underhill Estate Agents ask all potential buyers to make a 'sealed' offer by 3pm on Monday 20<sup>th</sup> May 2024, to 29 The Strand, Dawlish, Devon, EX7 9PT.

The amount others have bid, will not known by the agents until 3pm on Monday 20<sup>th</sup> May.

Bids MUST be submitted on the bid form

### Evaluating the Bids

Once the deadline has passed, the bids will be opened, and the seller will be advised of the submitted bids. The seller will then choose which offer to accept. Along with the amount offered, the seller will also consider:

The readiness to proceed:

1. Proof of funds for cash buyers.
2. Agreement in Principle from a mortgage company.
3. Name and contact details of an appointed solicitor.
4. Reliance on another sale, i.e. Chain Free

The successful bidder will be contacted by **Wednesday 22<sup>nd</sup> of May**. A memorandum of sale will be issued the same day, enabling solicitors to progress the sale, once the purchase fee has been received.



# Underhill Estate Agents Sealed Bid Form

28 Bishop Wilfrid Road, Teignmouth

NAME

ADDRESS

PHONE

EMAIL

For each of the following, write a summary below and in the column on the right, put the name of the attached document. All files and paperwork need to be submitted with the bid.

Document name of evidence attached

Summary of funds for cash buyers.

Summary of Agreement in Principle from a mortgage company.

Name and contact details of your appointed solicitor.

Reliance on another sale, i.e. Chain Free

Any further information you wish to include in your bid.

PROPERTY I/we hereby bid £\_\_\_\_\_ for the above referenced property.

I/we hereby agree to pay £6000 Purchaser Fee for the above referenced property, on the 23<sup>rd</sup> of May 2024, if I am the successful bidder(s), to Underhill Property via bank transfer.

*(Purchaser Fee = is £5000+VAT. = £6000)*

I/We have received, read, and understand the terms and conditions of this offer (see below)

Name

Date

Signature

Name

Date

Signature

## Terms and Conditions

**BIDDING:** Written sealed bids must be submitted on the above form by either:

- mailing or delivering to Underhill Estate Agents, 29 The Strand, Dawlish, Devon, EX7 9PT or
- emailing to [admin@underhillestateagents.com](mailto:admin@underhillestateagents.com)

It is the responsibility of the bidder to complete the bid form correctly and ensure that all documents referred to as evidence of the bidders position, are included in the bid envelope or attached to the bid email.

The deadline for the bidding is Monday 20<sup>th</sup> May at 3pm.

Bids arriving after this time will not be considered.

It is the bidder's sole responsibility to ensure that their SEALED BID FORM is received by Underhill Estate Agents before auction closing. No verbal bids will be accepted.

**REVIEW SEALED BIDS:** All sealed bids will be opened and reviewed by Underhill Estate Agents and Seller. At the time of acceptable offer, Seller and Buyer will immediately enter into a Purchase Agreement. If no acceptable offers have been made, the top 3 bidders will be notified to submit their best and final offer.

The Seller reserves the right to accept or reject any bid/offer or to waive any technicalities and defects in the SEALED BID FORM.

**BIDDER PARTICIPATION:** By submitting a sealed bid to purchase the subject property, the Bidder agrees to participate and be bound by the terms and conditions. The Purchase Fee, must be on top of the bid and forms the contract price, to the estate agent.

**AWARD OF CONTRACT:** At the conclusion of the sealed bid process, Underhill Estate Agents and Seller may award the sale of the property to the accepted bidder. In the event of a tied bid, Underhill Estate Agents will ask the tied bidders to submit a final and best offer to break the tie bid. At the time of an acceptable offer Seller and Buyer will immediately enter into a Purchase Agreement.

**TIME IS OF THE ESSENCE. THERE ARE NO CONTINGENCIES. SOLD "AS IS/WHERE IS" WITH ALL FAULTS, IF ANY. NO WARRANTY AS TO CONDITION OR SUITABILITY FOR ANY PURPOSE IS EXPRESSED OR IMPLIED. BUYER SHALL SOLELY RELY ON THEIR OWN INFORMATION, JUDGEMENT AND INSPECTION OF THE PROPERTY AND RECORDS. BUYER PAYS ALL CLOSING COST AND ANY OTHER COST PERTAINING TO THIS SALE. SELLER WILL PAY PRO-RATED TAXES AT CLOSING. THERE IS NO FINANCING CONTINGENCIES.**

**BIDDING ELIGIBILITY:** All persons submitting a sealed bid must be at least 18 years of age or older and have full authority to bid on the property either as solely or as a representative of the bidding entity. Anyone submitting a bid acknowledges they are making a legal and binding offer to purchase the subject property agree to be bound by the Terms and Conditions as set herein. I also understand that Underhill Estate Agents is exclusively representing the Seller in the sale of this property. Underhill Estate Agents 29 The Strand, Dawlish, Devon, EX7 9PT, [admin@underhillproperty.com](mailto:admin@underhillproperty.com)