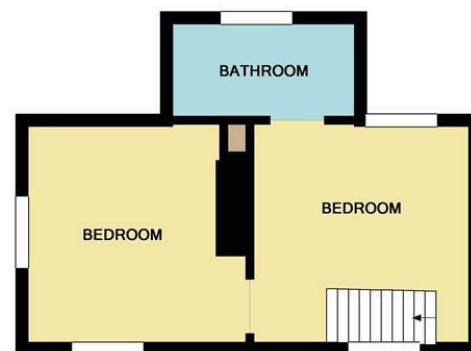




GROUND FLOOR



1ST FLOOR

SLERRA HIGHER CLOVELLY

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2018



## 2 Bed Cottage - Semi

142 Slerra, Higher Clovelly, Bideford, Devon, EX39 5ST

Auction Guide

**£148,000**

- Auction Unless Sold
- Friday 31st August 2018
- Auction Guide £150,000
- In Need of Renovation
- Garden
- Garage

## Directions

From Bideford New Bridge take the A39 towards Bude. After 10 miles at Clovelly Cross turn right towards Clovelly and proceed through Higher Clovelly and the cottage will be seen on the left hand side with For Sale board clearly displayed.

**Looking to sell? Request  
a free sales valuation  
for your property.**

Call 01271 327878

or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.





This is an excellent opportunity to acquire a 2 bedroom end terrace cottage which requires modernisation and updating throughout. Offered for sale by public auction on Friday 31st August 2018 at 3pm unless sold prior. The property was originally part of the Clovelly Estate and is situated just to the outskirts of the village and offers views out across Bideford Bay to Lundy from the first floor.

The property is in need of complete renovation and is a period cottage of stone and cob under a slate and turnerised roof. The property benefits from plenty of character features such as large stone fireplace, flagstone flooring, and cobbled pathways.

Outside the property has a front walled garden with a side lawn and benefiting from a garden shed and garage.

The property is within approx. 1.5 miles of the A39 Atlantic Coast Highway which runs westwards from the Port and market town of Bideford on the river Torridge to the coastal town of Bude on the Devon/Cornwall borders. Locally the fishing village at Clovelly with its steep cobbled main street and Quay is some 3 miles to the north as is Hartland, about 5 miles and Woolsery, about 2 miles, between them providing a good range of local facilities, junior schooling, village inns, places or worship, post offices and the like.

Along the North Coast some 3-5 miles north and west of the property is the dramatic North Devon coastline with its steep cliffs, sheltered coves and waterfalls such as Spekes Mouth, Peppercombe and Greencliffe. Some 21 miles to the east is Barnstaple, the administrative centre for North Devon.

#### Method of Offering

The property is to be sold by Public Auction on Friday 31st August (unless previously sold) at 3pm at The Barnstaple Hotel, Braunton Road, Barnstaple EX31 1LE

#### Money Laundering

Please note that any persons buying or bidding at auction must produce documentation to confirm their name and residential address. These documents will be requested at the time of registration and, if you are successful, copies will be taken for our reference.

#### Buyers Administration Fee

In addition to the deposit payable upon exchange of contracts, purchasers will be required to pay a buyers adminstration fee of £300 (three hundred pounds including VAT) which can be paid by separate cheque or added to the deposit.

#### Guide Price

Guide prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property for during the auction) which we expect will be set within the guide range of no more than 10% above a single price figure.

#### Special Conditions of Sale

The particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale but in case of any inconsistencies the provisions of the latter shall prevail. If not attached to these sales particulars, copies of the special conditions of sale shall be obtained either from the vendors solicitors or auctioneers. It is assumed that the purchaser has made all the necessary enquiries prior to the auction.

#### Reserve

The reserve offered subject to a reserve price. The Auctioneers reserve the right to bid on behalf of the vendors or to withdraw the property from the auction in the event of it not reaching its reserve.

#### Local Authority

Torridge District Council, Riverbank House, Bideford EX39 2QG

#### Solicitors

Mr Andrew Burke, Slee Blackwell Solicitors, Cross Street, Barnstaple, Devon EX31 1BA. Tel: 01271 372128 E mail: andrew@sleeblackwell.co.uk



## Room list:

### Sitting Room

3.71m x 3.84m (12'02 x 12'07)

### Dining Room

4.14m x 2.82m (13'07 x 9'03)

### Kitchen

3.18m x 1.75m (10'05 x 5'09)

### Bedroom 1

4.47m x 2.92m (14'08 x 9'07)

### Bedroom 2

4.24m x 3.91m (13'11 x 12'10)

### Bathroom

3.18m x 1.70m (10'05 x 5'07)

## Services

Type your text here

## Viewings

Strictly by appointment with the  
Barnstaple branch on  
01271 327878

## Council Tax band C

## EPC Rating C

## Tenure: Freehold

