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13 Market Street, Newton Abbot, Devon TQ12 2RL. Tel: 01626 353881

Preliminary Details *Email: newtonabbot@rendells.co.uk*
ON THE INSTRUCTIONS OF: Mr C. F. & Mrs M. D. Raymont

**25 HIGHER SANDYGATE, KINGSTEIGNTON,
NEWTON ABBOT, DEVON,
TQ12 3PZ**

A quietly tucked away 2 bedroom cottage in a convenient location.



FOR SALE BY AUCTION (unless previously sold)

On Wednesday 28th October 2015

**At 3:00pm at The Jolly Farmer, Market Street, Newton Abbot,
Devon TQ12 2RB**

Auctioneers:
**Rendells, 13 Market Street,
Newton Abbot, Devon, TQ12 2RL
Tel: 01626 353881 Fax: 01626 365030
E-mail: newtonabbot@rendells.co.uk**

Solicitor:
**Kitsons Solicitors LLP,
Minerva House, Orchard Way,
Edginswell Park, Torquay, Devon,
TQ2 7FA Tel: 01803 202020
Fax: 01803 299831
Email: advice@kitsons-solicitors.co.uk**

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25 Higher Sandygate, Kingsteignton, Newton Abbot, Devon, TQ12-3PZ

General remarks and Stipulations

25 Higher Sandygate, Kingsteignton, Newton Abbot, Devon, TQ12-3PZ.

A two bedroom end of terrace cottage, one of three in a quiet position set back from the main road through Higher Sandygate near Kingsteignton. The cottage is believed to be built of stone and cob with colour washed render to the outside and under a slate tiled pitched roof. There are a mixture of metal and timber single glazed windows throughout and timber panel doors to the outside. The property benefits from a large detached lawned garden with a garden store a short distance away. There is some outside space to the front of the property as well.

Kingsteignton itself has local shops and amenities, including a primary school and secondary school. The village is well placed for those commuting to Exeter/Torbay on the A380 while the market town of Newton Abbot itself is just a mile and a half distance, providing the amenities expected of a large town and including a main line railway station.

The Accommodation Comprises:

Rear Reception Hall

Cloakroom

Low level WC and pedestal wash hand basin, radiator.

Kitchen 11' 11" x 6' 6" (3.64m x 1.98m)

Range of fitted units, stainless steel single drainer sink unit, space for freestanding electric cooker, plumbing for washing machine and plumbing for dishwasher.

Sitting Room 17' 5" x 15' 9" (5.3m x 4.80m)

Feature stone fireplace with open fire, ceiling beams, window to the front elevation, 2 radiators and cupboard containing the gas boiler.

Bathroom

Fitted with white sanitary ware comprising - bath with mixer taps and shower over, pedestal hand basin and radiator.

From Sitting Room stairs lead to the first floor:

Bedroom One 16' 8" x 8' 2" (5.07m x 2.48m) MAX

Double Bedroom with window to the front elevation and radiator, access to loft.

Bedroom Two 13' 1" x 8' 10" (3.98m x 2.68m)

A second double bedroom with window to the front elevation and radiator.

Outside

There is a small garden to the front of the property, and a further separate narrow lawned area and a stone shed. 2.59m x 2.35m with power connected. The adjoining properties have rights of access over the path to their gardens.

Tenure: The property is Freehold and offered for sale with vacant possession with completion on the 27th November 2015. A sale plan is attached to these details.

Utilities

Electricity

Western Power, Avon Bank, Feeder Road, Bristol. BS2 0TB. 0117 933 2000

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Water

South West Water, PO Box 4762, Worthing, BN11 9N.

Gas

British Gas, PO Box 227, Rotherham, S98 1PD.

Services

Mains Electricity, is connected to the property.

Mains Water, is connected to the property.

Mains Drainage, is connected to the property.

Mains Gas, is connected to the property.

Local Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX

Sale The Auctioneers and the vendors reserve the right to alter the description and sell the property by Private Treaty before the auction.

The Solicitors Pack for the auction can be emailed to you by contacting 01626 353881 Reference CM or a hard copy is available to purchase at £12.00 to include V.A.T

Directions:

From Newton Abbot take the main road into Kingsteignton turning left onto the B3193 at the New Cross Rugby ground signposted to Chudleigh. Turn right at the first roundabout and continue past the Sandygate Inn on your right hand side. The cottage will be seen on your left hand side after approximately 400 yards just before Woodlands Copse.

VIEWING:

Strictly by appointment with the auctioneers on 01626 353881.

Consumer Protection from Unfair Trading Regulations 2008

1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract. 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts. 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase. 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. 5) Any area measurements or distances referred to herein are approximate only. 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office. 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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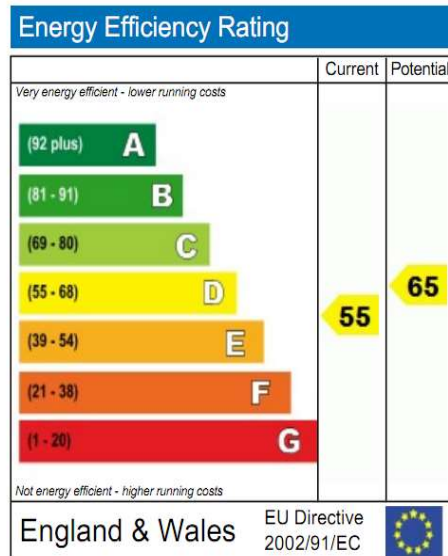
Energy Performance Certificate



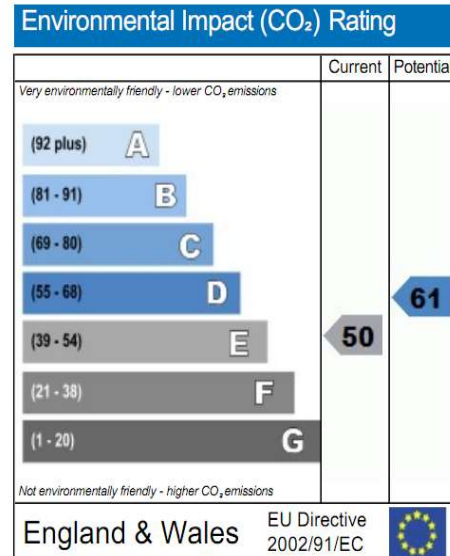
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Higher Sandygate
NEWTON ABBOT
TQ12 3PZ

Dwelling type: End-terrace house
Date of assessment: 25 March 2010
Date of certificate: 25-Mar-2010
Reference number: 8305-9257-7429-4526-9703
Type of assessment: RdSAP, existing dwelling
Total floor area: 65 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	383 kWh/m ² per year	297 kWh/m ² per year
Carbon dioxide emissions	4.1 tonnes per year	3.2 tonnes per year
Lighting	£44 per year	£33 per year
Heating	£647 per year	£530 per year
Hot water	£113 per year	£85 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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