

8 Icy Park, Aveton Gifford, Kingsbridge, Devon, TQ7 4LQ

Auction Guide Price +++ £180,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- FEBRUARY LIVE ONLINE AUCTION
- SEMI DETACHED HOUSE
- 3 BED | COSMETIC UPDATING
- VILLAGE LOCATION | LARGE GARDEN
- 4 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold SEMI DETACHED 3 BED HOUSE (808 Sq Ft) with LARGE PLOT | Scope for COSMETIC UPDATING

8 Icy Park, Aveton Gifford, Kingsbridge, Devon, TQ7 4LQ

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 8 Icy Park, Aveton Gifford, Kingsbridge, Devon TQ7 4LQ

Lot Number 65

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00

Noon

Registration Deadline is on Friday 6th February 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.

Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

THE PROPERTY

A Freehold 1960's semi detached house with accommodation (808 Sq Ft) arranged over two floors comprising reception room and separate kitchen plus 3 bedrooms, upstairs bathroom and downstairs WC plus large private space in the rear garden. Sold with vacant possession.

Tenure - Freehold

Council Tax - B

EPC - D

Management Fees - Service Charges for April 2025 to March 2026 - £194.64

Main Residence Restriction - Please note "Not to use the Property for any purpose other than a main residence and in particular not to use the Property as a second home nor to use the Property as a holiday home" please refer to online legal pack.

THE OPPORTUNITY

3 BED SEMI DETACHED HOUSE | VILLAGE LOCATION

The property has been let for a number of years (now vacant) and would benefit from cosmetic updating but has scope for a fine home in this sought after location.

Given the large size of the rear garden, there is potential to extend the property to the rear subject to gaining the necessary consents.

LOCATION

Located at the head of a stunning tidal estuary in the heart of the South Hams, Kingsbridge is a vibrant market town offering the ultimate Devon lifestyle. The historic high street is a hub of independent boutiques, cafes, and essential amenities, supported by the Quayside Leisure Centre and the highly-regarded Kingsbridge Community College. Outdoor enthusiasts can enjoy world-class sailing and paddleboarding on the doorstep, with the iconic beaches of Bantham and Thurlestone just minutes away. Perfectly positioned for regional connectivity, the town is within easy reach of Salcombe's sailing waters, the mainline rail links at Totnes, and the more extensive shopping and leisure facilities of both Plymouth and Torbay.

SOLICITORS & COMPLETION

Solicitor Contact TBC

EXTENDED COMPLETION

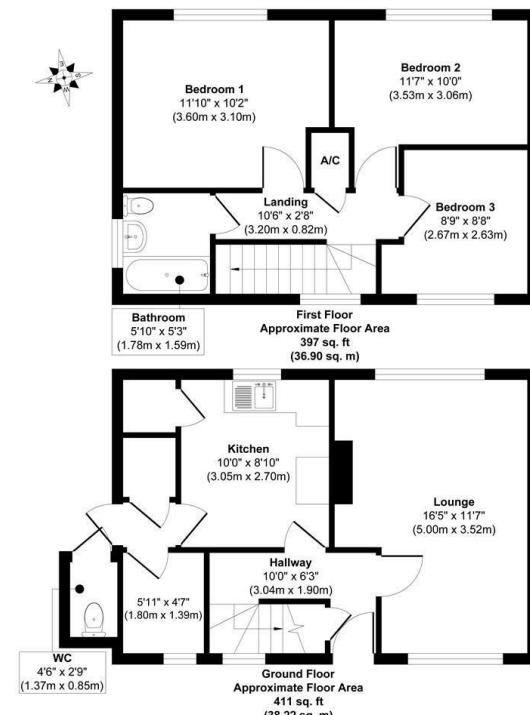
Completion is set for 4 weeks or earlier subject to mutual consent.

IMPORTANT AUCTION INFORMATION

VIEWINGS

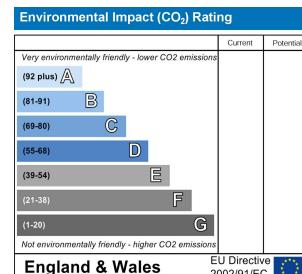
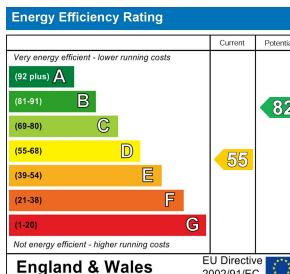
Floor plan

TQ7 4LQ - 8 Icy Park, Kingsbridge



Whilst every attempt has been made to ensure the accuracy of the information 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

**hollis
morgan**

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact. Please refer to our website for further details.