

## 9 Cross Meadow, Spreyton, Crediton, Devon, EX17 5DX

Sold @ Auction £120,750



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH SEPTEMBER 2024
- 360 TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ SEPTEMBER ONLINE AUCTION
- SEMI DETACHED BUNGALOW
- VILLAGE LOCATION
- REQUIRES COSMETIC UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION - A Freehold 1 BEDROOM BUNGALOW ( 505 Sq Ft ) with FRONT AND REAR GARDENS now in need of some COSMETIC UPDATING.

# 9 Cross Meadow, Spreyton, Crediton, Devon, EX17 5DX

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ SEPTEMBER ONLINE AUCTION \*\*\*

GUIDE PRICE RANGE £100,000 - £130,000  
SOLD @ £120,750

ADDRESS | 9 Cross Meadow, Spreyton, Crediton, Devon, EX17 5DX

Lot Number 27

The Live Online Auction is on Wednesday 18th September 2024 @ 17:30  
Registration Deadline is on Monday 16th September 2024 @ 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”

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £100,000 - £130,000

### THE PROPERTY

A Freehold 1 bedroom bungalow with accommodation ( 505 Sq Ft ) comprising entrance hall with separate kitchen / diner, lounge bathroom and bedroom.

Generous front and rear gardens.

We understand the parking area to the rear of the property is for the use of the bungalows on a first come first served basis.

Sold with vacant possession.

Tenure - Freehold

Council Tax - A

EPC - TBC

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

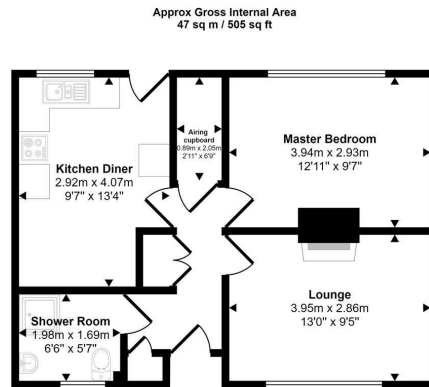
BUNGALOW | COSMETIC UPDATING

The property has been let for many years and would now benefit from cosmetic updating to make a fine home or investment in this sought after village.

SCOPE TO EXTEND | STC

There may be potential to extend to the rear of the property subject to consents.

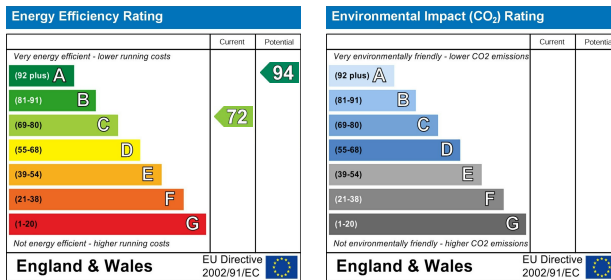
## Floor plan



Floorplan

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. 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

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.