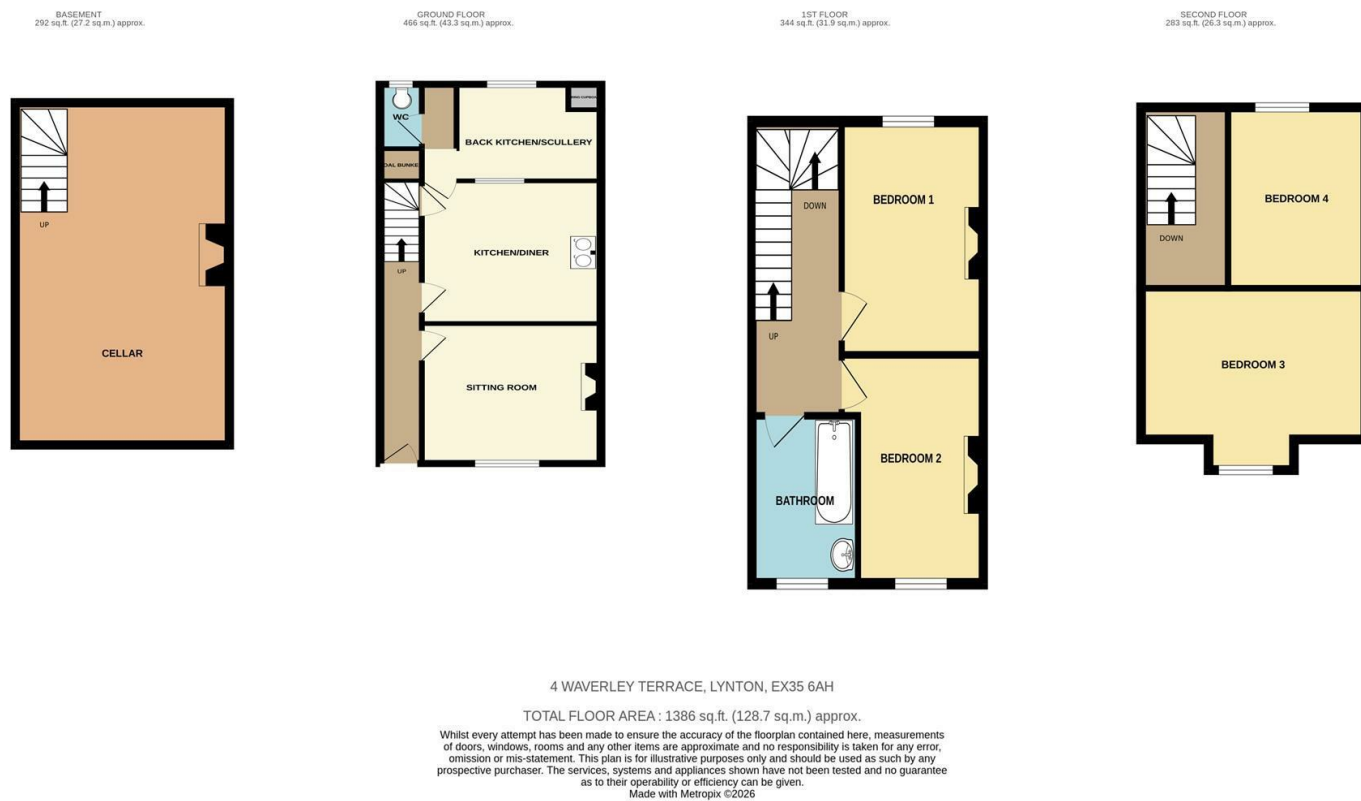




4 Bed House - Full Renovation

4, Waverley Terrace, Lynton, EX35 6AH

- Period Stone Cottage
- 2 Receptions, Back Scullery, wc
- Auction Unless Sold
- Needs Complete Renovation
- No Garden
- Date To Be Confirmed
- 4 Bedrooms, Bathroom
- No Immediate Car Space

Auction Guide
£120,000 - £140,000

Directions

From the main car park in Lynton, opposite the Castle Heights development, leave the car park and bear immediately left and walk past the primary school and on down passing St Vincent's until you reach Lydiate Lane/The Globe Hotel. Here bear left up Lydiate when Abbey Court and Waverley Terrace is the first no-through lane to your right hand side with No 4 being Ivy covered. Please note our property has no car parking outside and there is no car parking available in the courtyard. Using what3words free app for mobile phones entre the 3 words

///ringside.masterful.shapes

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

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Set to the heart of this picturesque coastal town on the dramatic North Devon coastline. The property requires complete renovation, is built mainly in stone under a slate roof and currently has 4 bedrooms, bathroom, cellar, sitting room, kitchen/diner and scullery.

Lynton and Lynmouth are twin coastal resorts in Devon but within the Exmoor National Park and have a water powered funicular cliff railway running between the two.

The towns offer a good range of local services with a wide variety of cafes, shops and the like with Barnstaple, the administrative centre for North Devon being 17 miles to the south with Minehead on the coastline of Somerset being some 18 miles east. Locally there are plenty of walks along the coastal paths and through woodland and countryside of Exmoor.

METHOD OF SALE - - The property is to be sold by pubic auction on Friday 11th Sepetember 2026- 2026 (unless previously sold) at 3pm at Portmore Golf Club, Landkey Road, Barnstaple. EX32 9LB

PRICE GUIDE - The price guide is an indication of the seller's minimum expectation. These are not necessarily the figure at which the property will sell and may change at any time prior to the auction.

RESERVE - - Each property is offered subject to reserve (the figure below which the auctioneer cannot sell for during the auction). This figure is confidential but will be set within the guide range of no more of 10% above the auction guide. The auctioneers reserves the right to bid on behalf of the vendors or withdraw the property from auction in the event of it not reaching this reserve figure.

BUYER'S ADMINISTRATION FEE - - In addition to the normal deposit payable to buy the successful bidder they will also be required to pay a Buyer's Administration Fee of £750 plus VAT, This to be paid by separate cheque.

MONEY LAUNDERING - - The successful bidder must produce documentation to confirm their name and residential address and if you are the successful bidder, copies will be taken for our reference and kept on file.

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 sale particulars, copies of the special conditions of sale shall be obtained either from the vendors solicitors or the auctioneers. Purchasers must make the necessary enquiries prior to the auction.

Local Authority: - - North Devon Council, Brynsworthy Environmental Centre, Roundswell, Barnstaple, Devon EX31 3NP. 01271 388288

Solicitors: Ellis - Fermor & Negus, 2 Devonshire Avenue, Beeston, NG9 1BS Tel 0115 9221591 Attn. Deborah Bowers



Services

Main Electric, Water and Drainage

Council Tax band B

EPC Renovation

Tenure: Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878



Room list:

GROUND FLOOR

Entrance Hall
Stairs to first floor

Sitting Room
3.654 x 3.576 (11'11" x 11'8")
Fireplace

Kitchen
3.695 x 3.365 (12'1" x 11'0")
Airing Cupboard with lagged cylinder,
Rayburn solid fuel room heater/cooker.
Door to cellar.

Back Kitchen/Scullery
2.943 x 2.487 (9'7" x 8'1")
An extension to the rear of the house with
roof needing attention. Sink unit, cupboard

Coal Shed

Small Store Area

Toilet
Low flush wc

BASEMENT

Cellar
6.461 x 4.174 (21'2" x 13'8")
Steps down and old fireplace

FIRST FLOOR

Landing

Bedroom 1
3.662 x 2.759 (12'0" x 9'0")
Fireplace - rear room

Bedroom 2
3.575 x 2.498 (11'8" x 8'2")
Fireplace

Bathroom
2.638 x 2.034 (8'7" x 6'8")
Bath and hand basin

SECOND FLOOR

Bedroom 3
4.564 x 3.572 (14'11" x 11'8")

Bedroom 4
3.671 x 2.841 (12'0" x 9'3")

To Front
Space for recycle bins