



SUNNYSIDE

Combe Martin, Ilfracombe, Devon

£125,000 FREEHOLD

Predicted Rental Income £1,400pcm



FOR SALE BY ONLINE AUCTION - AUCTION ENDS 12 NOON TUESDAY 29TH SEPTEMBER

Ferndale is a five-bedroom home occupying a popular village position in Combe Martin, offering well-balanced accommodation, a courtyard-style garden and off-

Key Features

- Five-bedroom residence
- Complete renovation project
- Significant scope to add value
- No onward chain
- Spacious accommodation over three floors
- Off-road parking
- Courtyard-style garden
- Sought-after coastal village location in Combe Martin

Agents Note: Adjacent to the main water tank in the loft is a smaller auxiliary tank, which has recently begun to overflow. The vendor has temporarily installed a pipe to discharge the excess water. There is gas fired heating with a back boiler, but it has not been used for 2 years -it will need to be serviced before being brought back into use.

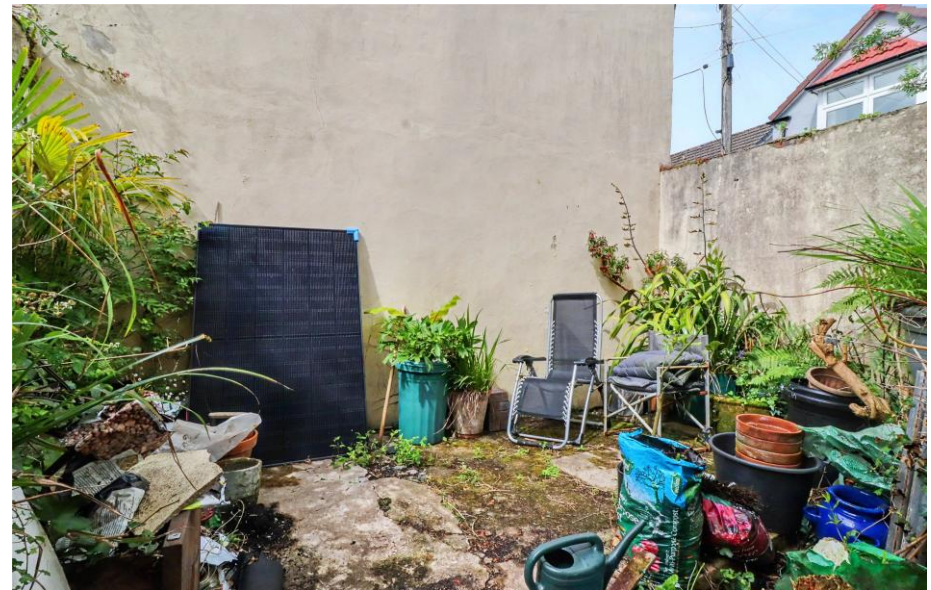
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Situated in a popular and well-established part of the sought-after coastal village of Combe Martin, Ferndale presents an exciting opportunity for purchasers seeking a substantial renovation project with exceptional potential. Offered to the market with no onward chain, this five-bedroom home requires complete refurbishment throughout and is currently in a state of significant disrepair, providing a blank canvas for those looking to create a bespoke family home.

The property offers well-balanced and versatile living accommodation arranged over three floors, with four bedrooms and generous reception space, lending itself to a variety of layouts and future improvements, subject to any necessary consents. Outside, there is a courtyard-style garden and the valuable benefit of an off-street parking space.

Properties of this nature are increasingly rare to the market, particularly within such a desirable village location. Whether you are a developer, investor, or ambitious homeowner, Ferndale offers tremendous scope to renovate, redesign, and add significant value.

An outstanding opportunity to acquire a property with huge potential in one of North Devon's most popular coastal villages. Viewing strictly recommended to appreciate the opportunity on offer.



Traditional Online Auction Information - Please note: this property is for sale by traditional online auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at this price.

Pricing Information The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Webbers and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

Buyer's Premium & Other Charges - The winning buyer is charged a sum of £4,980 including VAT, this is retained by Webbers/Rocket Auctions as a contribution towards online platform costs. On completion the Buyer will pay the sum of £278.49(including vat) to the Seller's solicitors in reimbursement of search fees.

SELLERS SOLICITOR

JACK BORER BREWER HARDING & ROWE SOLICITORS
1 THE SQUARE, BARNSTAPLE, EX32 8LS
T: 01271 340665
E: jack.borer@bhrlaw.co.uk



Services and Utilities: All mains services connected.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

Directions

From our Office in Ilfracombe, take the A391 into Combe martin. Once you enter Combe Martin, follow the main road where the entrance to Sunnyside will be found on your left hand side after a short drive. The property will be found on your left hand side.

View this property

Please contact our Ilfracombe Office on 01271 863091

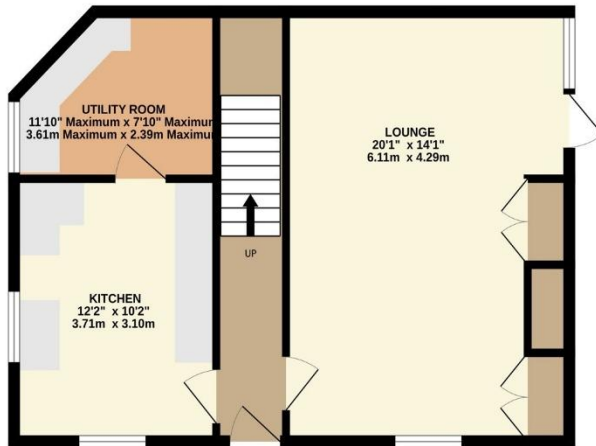
**VIEWING STRICTLY BY
APPOINTMENT WITH THE
SOLE SELLING AGENT.**



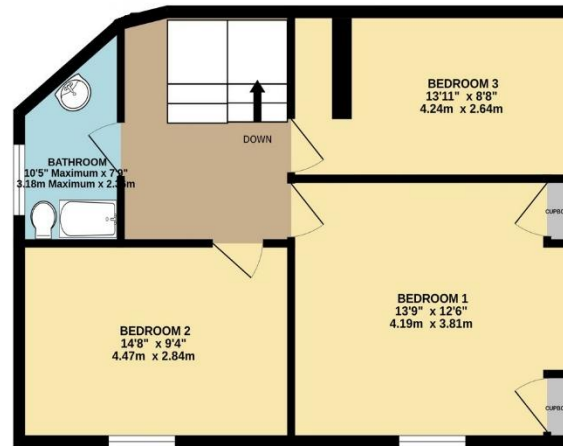
Viewing

Please contact our **Ilfracombe** office on **01271 863091** if you wish to arrange a viewing appointment for this property or require further information.

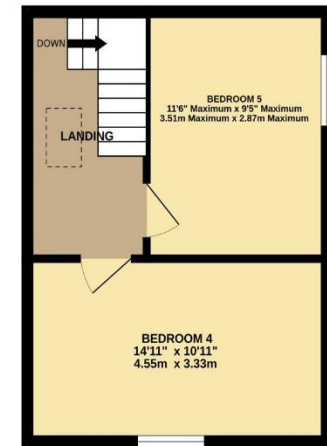
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk. Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £1,400 to £1,450 subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

