





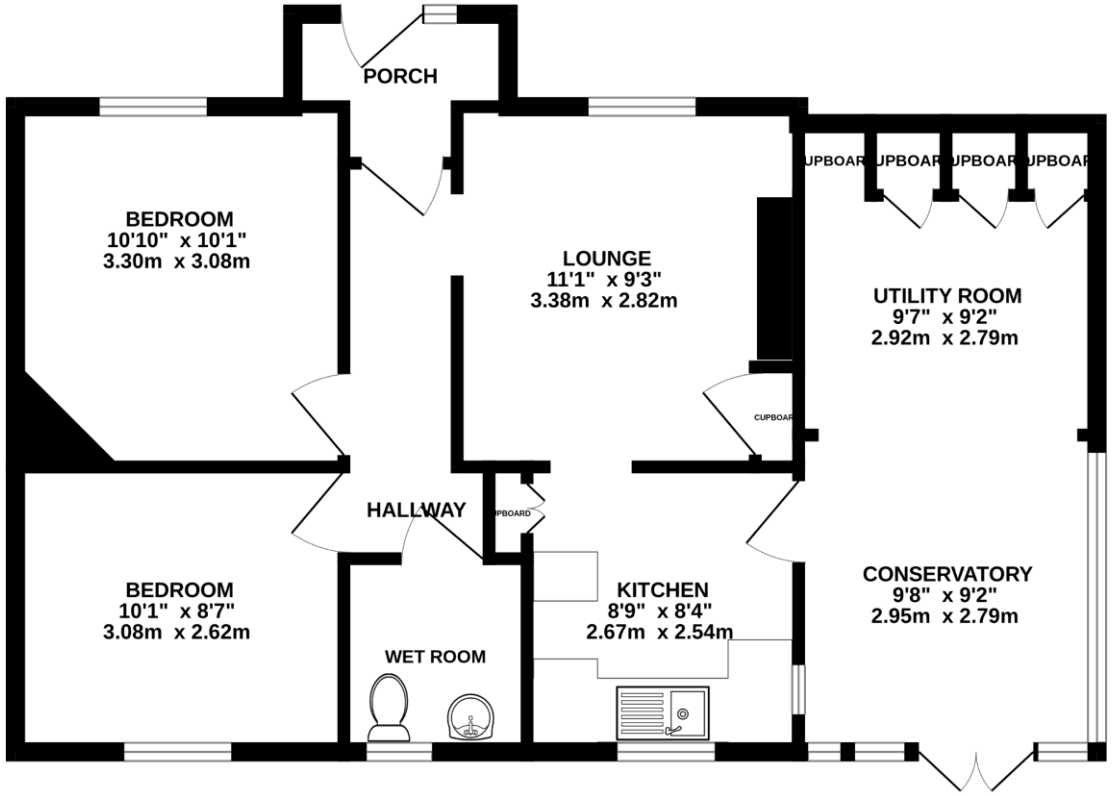


The Croft, South Zeal, Okehampton, Devon EX20 2NX

Guide Price £100,000

2	2	1	EPC

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx.

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DESCRIPTION

This property is for sale by traditional online auction, powered by Bamboo Auctions. Place a bid by 10am November 2026. This semi detached bungalow has accommodation comprising of lounge, kitchen, utility area, conservatory, two bedrooms and a bathroom. uPVC double glazing. Air source heat pump central heating. Level garden. Driveway.

Okehampton offers an excellent range of shops, services, educational, recreational and leisure facilities including a new leisure centre, golf course, rugby & soccer clubs and a number of supermarkets. Okehampton is situated adjacent to the A30 dual carriageway which provides a direct link with the cathedral city of Exeter some 23 miles away with motorway, rail and air links. Dartmoor National Park nearby is famed for its hundreds of square miles of superb unspoilt scenery with facilities for riding, walking and fishing.

LOCATION

The village of South Zeal is a thriving community situated within the Dartmoor National park. The village itself offers many activities including the Dartmoor folk festival, carnival, pram race, etc. There is a local shop, two pubs and an excellent primary school together with recreation grounds. The parish church is a mile away in the village of South Tawton and South Zeal itself has a small Anglican church and a Methodist Chapel. From the village there is easy access to Okehampton (4.6 miles).

DIRECTIONS

What3words: ///magpie.deploying.divisible

MATERIAL INFORMATION

- Tenure : Freehold
- Council Tax: Band B with West Devon Borough Council
- Mains: Water, electric & drainage
- Heating: Gas central heating
- Parking: Driveway
- We are currently awaiting details on any title restrictions, covenants, easements or rights of way from the seller's conveyancer.
- This property is subject to a section 157 restriction notice so the buyer must have lived or worked in devon for the last three years consecutively.
- This property is being sold on behalf of a Corporate Client and therefore we only have limited Material Information.
- Metalliferous Mine Search Required. This does not mean there is definitely a mining threat to your property; however, MineScanner® has identified a threat somewhere within a 2000m radius and that a Mining Search report is needed to discount or clarify any further risks.











Property Fact Sheet Ref:
SAL260282.1 (04/11/2026-KR)

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IMPORTANT PLEASE READ: These sales details are a guide only and all plans and measurements are approximate. We recommend a thorough viewing of the property before making an offer. If there is any feature about a property that is important to you, please make an enquiry with our local branch before committing to a buying decision. These sales details do not constitute a contract of sale. Bradleys Estate Agents are obliged by law to carry out AML due diligence with any buyer prior to instructing a sale and there will be a charge of £30 per buyer for this. No apparatus, fixtures/fittings or services have been tested, and these details do not constitute a survey or otherwise.

Traditional auction

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement. In addition, a non-refundable buyers fee of £6000 or 4.2% + VAT applies, whichever is the greater (in addition to the purchase price) will be charged to the successful bidder payable on the day of the auction on exchange of contracts. The deposit (10% of the purchase price) is to be paid to the vendor's solicitor by 12pm the next business day from the date of the auction/sales memorandum. Completion is to take place within 20 workings days from exchange. Please see the contents of the legal pack for any additional buyer's fees.

* 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.

Bamboo Auctions and Bradleys 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 above 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.

Refreshing the Page - To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information.

Disclaimer - These particulars do not form part of any contract or offer. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.