



78 Higher Westonfields, Totnes, TQ9 5QZ

A three-bedroom semi-detached home requiring refurbishment, offered with no onward chain

A38 6 miles; Torbay 6 miles; Exeter 29 miles

• Online Auction - End date 27th May 2026 at 4.30pm • Three-bedroom semi-detached house • Requires modernisation • Living room with bay window • Kitchen with rear access • Enclosed garden • Detached single garage • Convenient position for Totnes town • Freehold • Council Tax Band C

Auction Guide £225,000

01803 865454 | totnes@stags.co.uk

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Wednesday 27th May 2026 at 4.30pm.

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION

The property is situated within the established residential area of Higher Westonfields on the outskirts of Totnes. Totnes provides a comprehensive range of amenities including independent shops, supermarkets, primary and secondary schooling, mainline railway station and access to the A38 Devon Expressway linking Exeter and Plymouth. The property enjoys an elevated position with outlook across surrounding rooftops towards the town.

DESCRIPTION

A three-bedroom semi-detached house requiring modernisation, offering well-proportioned accommodation arranged over two floors together with an enclosed garden and detached garage.

The property presents an opportunity for improvement and is considered suitable for owner-occupation, investment or resale, subject to the necessary consents.

ACCOMMODATION

The front door opens into the living room, a well-proportioned reception room with bay window to the front elevation and staircase rising to the first floor with understairs storage. To the rear is the kitchen, fitted with a

range of base and wall units, work surfaces, stainless steel sink unit and space for appliances. A door provides access to the rear garden.

On the first floor there are three bedrooms. Bedroom one is a double room to the front. Bedroom two overlooks the rear garden. Bedroom three is a single room to the front. The family bathroom comprises a panelled bath with shower over, wash hand basin and WC. There are storage cupboards on the landing.

OUTSIDE

The property is approached via a pedestrian path from Higher Westonfields.

To the front is a paved patio garden with planted borders.

To the rear is an enclosed garden laid to artificial lawn, providing access to the detached single garage. The garage measures approximately 15'10" x 8'0" and benefits from an up and over door.

SERVICES

Mains water, mains drainage, mains electricity and mains gas. Gas-fired central heating.

According to Ofcom, standard broadband is available with speeds up to 16 Mbps download and 1 Mbps upload. Superfast broadband is available with speeds up to 80 Mbps download and 20 Mbps upload. Ultrafast broadband is available with speeds up to 2000 Mbps download and 2000 Mbps upload.



According to Ofcom, mobile coverage is likely to be good outdoors with variable indoor coverage on EE, O2 and Vodafone networks, and good outdoor coverage on Three.

PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction.

Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.)

Additional Administration Fee - £1,200 inc VAT.

DEPOSIT PAYMENT

Where stated on the property listing, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing

page. Prospective purchasers will need to register with the Bamboo Proptech online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

COMPLETION

The completion date will be as dictated by the solicitor and included in the legal pack.

SOLICITOR ACTING

Ms Emily Hall of Bartons. 9 Town Quay, The Plains, Totnes, Devon, TQ9 5DW. Tel: 01803 869807. Email: e.hall@bartons.co.uk

DEFINITION OF AUCTION GUIDE & RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail.

Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

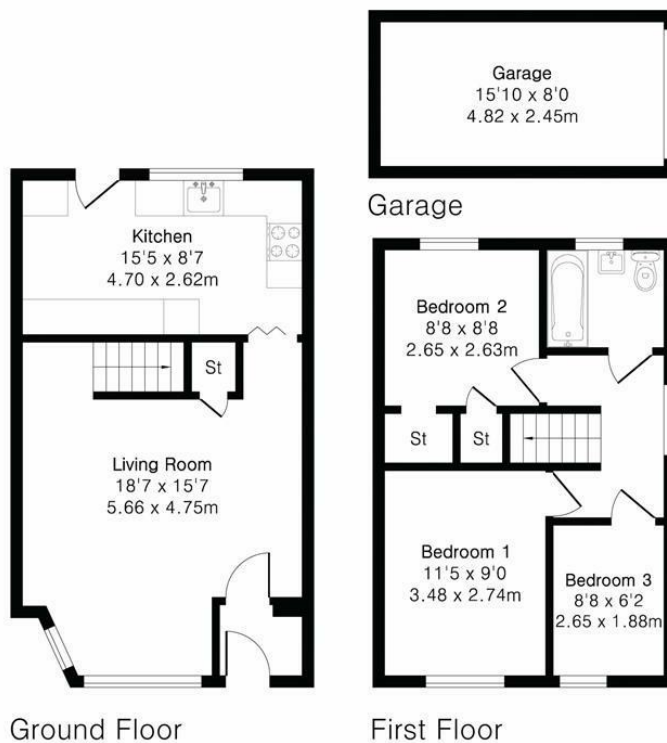


**Approximate Gross Internal Area 791 sq ft - 73 sq m
(Excluding Garage)**

Ground Floor Area 421 sq ft – 39 sq m

First Floor Area 370 sq ft – 34 sq m

Garage Area 127 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.