



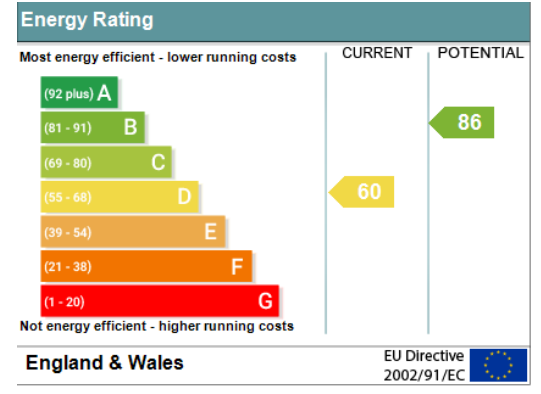
1 Cranes Lane, East Budleigh, Budleigh Salterton, EX9 7DZ

GUIDE PRICE
£180,000
TENURE Freehold



For Sale By Traditional Online Auction
A Deceptively Spacious Cottage Enjoying A Picturesque Village Setting
Providing An Ideal Permanent Residence Or Holiday Retreat

- Bright & Spacious Living Accommodation • Entrance Hall • Sitting Room •
- Dining Room/Ground Floor Bedroom • Kitchen/Breakfast Room •
- Ground Floor Cloakroom/WC • Two First Floor Double Bedrooms •
- First Floor Bathroom/WC • Small Covered Drying/Car Port Area • NO ONWARD CHAIN •



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1 Cranes Lane, East Budleigh, Budleigh Salterton, EX9 7DZ

To Be Sold Via Online Auction 1pm 24th July 2024

LOCATION: East Budleigh is a highly desirable village nestling within some of East Devon's stunning countryside. East Budleigh is an historic village being the birth place of Sir Walter Raleigh. The village has maintained a village community and has a well stocked village store, village hall, primary school and charming church.

THE ACCOMMODATION COMPRISES: uPVC front door with patterned window inset giving access to:

ENTRANCE HALL: Coat rack; doors giving access to both the kitchen/breakfast room and sitting room.

SITTING ROOM: 12' 11" x 11' 5" (3.94m x 3.48m) A bright room with two double glazed windows overlooking the front aspect; radiator; television point; telephone point; access to spacious understairs storage cupboard housing a safe; wall mounted cupboards housing the electric consumer unit and meter; door to staircase rising to the first floor; sliding door leading to:

GROUND FLOOR BEDROOM/DINING ROOM: 10' 8" x 7' 3" (3.25m x 2.21m) A versatile room with double glazed window to front aspect; cupboard housing gas meter; radiator.

KITCHEN/BREAKFAST ROOM: 13' 11" x 11' 0" (4.24m x 3.35m) Fitted with a range of patterned work top surfaces with tiled surrounds; base cupboards, drawer units, space and plumbing for washing machine and tumble dryer beneath; inset single drainer sink unit; electric and gas (capped) cooker points; three wall mounted cupboards; walk-in larder cupboard with power and light connected; telephone point; radiator; two double glazed windows overlooking the front aspect; door to:

REAR LOBBY: uPVC double glazed door giving access to outside; further door leading to:

GROUND FLOOR CLOAKROOM/WC: Comprising of a WC; radiator; double glazed window with patterned glass.

FIRST FLOOR LANDING: With access to roof space; radiator; power supply.

BEDROOM ONE: 12' 8" x 11' 1" (3.86m x 3.38m) A spacious main bedroom with built-in wardrobes with folding doors, clothes rail and shelving; large access to roof space; radiator; door to: walk-in cupboard housing the gas boiler serving domestic hot water and central heating. radiator, fitted slatted shelving, window to rear aspect.

BEDROOM TWO: 10' 10" x 9' 9" (3.3m x 2.97m) Another good size bedroom with double glazed window to front aspect; radiator.

BATHROOM/WC: 8' 10" x 6' 6" (2.69m x 1.98m) Comprising bath with Mira shower unit over, shower curtain and rail; pedestal wash hand basin; WC; tiling to splash prone areas; radiator; double glazed window with patterned glass to rear aspect.

OUTSIDE: Enjoying a tucked away location, the cottage enjoys a colourful raised flower and shrub bed which adjoins the front of the property and a small covered drying/car port area.

SMALL COVERED DRYING/CAR PORT AREA: 11' 8" x 7' 5" (3.56m x 2.26m) With space for one small car and access to a lean-to garden store.

IMPORTANT AUCTION INFORMATION: All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

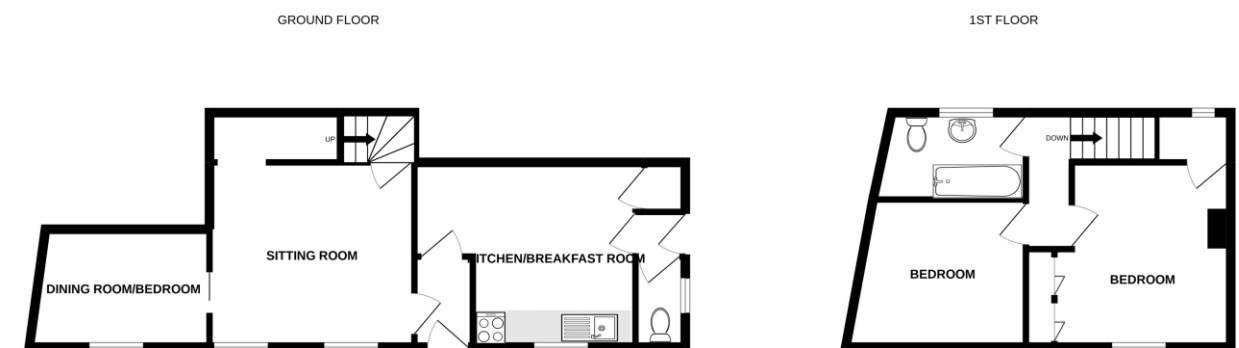
AUCTION LEGAL PACK & FINANCE: Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the

purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

PRICE INFORMATION: Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at www.247propertyauctions.co.uk or contact us on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!

AUCTION INFORMATION: 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. 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 247 Property 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 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 All information relating to this property, including descriptions, pictures and other related information has been provided by 247 Property Auctions. All legal documents in relation to this property have been provided by the Vendor's solicitor. Neither Bamboo Auctions or any individual in employment with Bamboo Auctions makes any warranty as to the accuracy or completeness of any of the property information. These particulars do not form part of any contract or offer. Buyers should not rely on them as statements of representation and should check that the information is correct by inspection or otherwise. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.

FLOOR PLAN:



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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