

Guide Price £95,000

The Store, Little Bicton Place, Exmouth, EX8 2SS



- Town Centre Garage / Store • Planning Consent To Convert To Residential Dwelling • Consent to Create A Reverse Level 1 Detached House • Very Close To Town, Sea Front & Train Station
- Selling Jointly With 247 Property Auctions • Auction End July 3rd 11:30am



Accommodation

Double opening timber doors leading to:

Garage / Store 22'1" (6.73m) x 13'9" (4.19m)

Obscure glazed window to side. Water tap. Stair case rising to the first floor. Personal door leading out to the outside area. staircase rising to the first floor.

First Floor

Office / Store Area 22'11" (6.99m) x 14'10" (4.52m)

A dual aspect room with windows to front and side. High level electric trip switch fuse box and electric meter.

Exterior

Small amount of outside space to the side and rear of the property

Planning

Planning permission under reference number Appeal Ref: APP/U1105/W/22/3298012 (after original application under reference Ref 21/3187/FUL, dated 7th December 2021 was refused) was issued on the 15th November 2021 by East Devon District Council

Tenure

The property is FREEHOLD

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





247propertyauctions
SELLING BY AUCTION TWENTY-FOUR SEVEN

FOR SALE
BY ONLINE AUCTION

247propertyauctions.co.uk



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.

Services

Important 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 and 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.

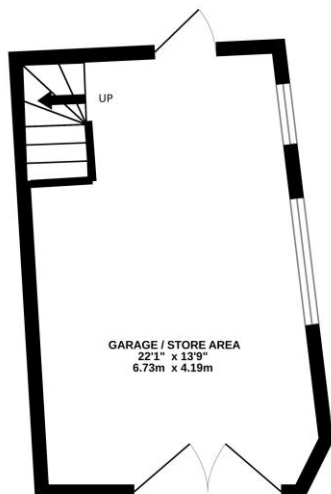
Price Information

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!

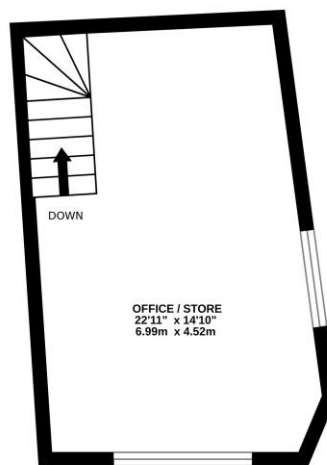
Auctioneers Notes

Please check the auction pack and special conditions of sale in particular which may or may not detail additional charges or reimbursement costs being applicable.

GROUND FLOOR



1ST FLOOR

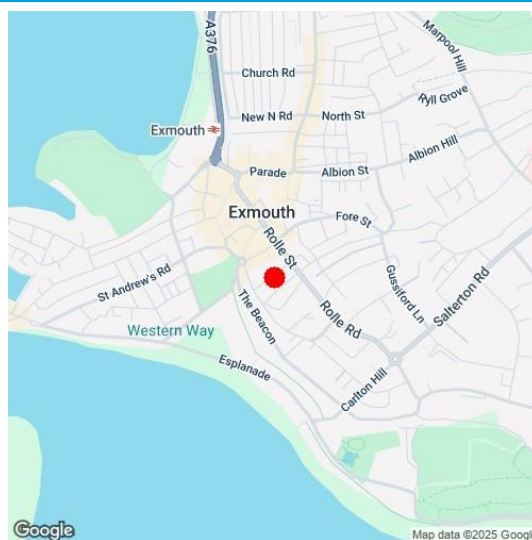


THE STORE, LITTLE BICKTON PLACE

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.
 Made with Metrolinx ©2025

Directions

From, our prominent town centre office, on foot, turn left onto Rolle Street and then take the first right into Little Bickton Place. The property will be found in a situation approximately half way up on the right hand side, clearly identified by our for sale board. .



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.