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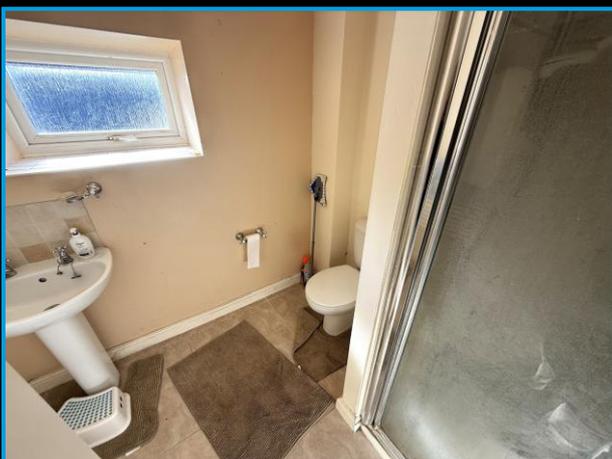
LINKS
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Guide Price £285,000
5 Northmostown Court, Northmostown, Newton
Poppleford, Sidmouth, EX10 0NL



- Spacious 4 Double Bedroom House In Semi Rural Location • Now In Need Of Updating • Ground Floor Cloakroom, 2 Receptions, Kitchen • 2 First Floor Bedrooms & Bathroom / WC • 2 Second Floor Bedrooms & Shower Room / WC • Far Reaching Rural Views From Rear • Private Rear Garden, Garage & Parking • **To Be Sold Via Online Auction Thursday 2nd April 2026**



Accommodation

Ground Floor

Step up to hardwood front entrance door, with outside lighting, leading to:

Entrance Porch

Tiled flooring. uPVC double glazed door leading to:

Entrance Hall

Staircase rising to first floor. Night storage radiator. Doors leading to dining room, kitchen and:

Cloakroom

Suite comprising low level WC and wall mounted wash hand basin..

Dining Room 14'4" (4.37m) x 9'7" (2.92m)

uPVC double glaze window to rear with deep sill. Night storage radiator. Open arch leading to:

Kitchen 14'4" (4.37m) x 9'10" (3m)

uPVC double glazed window to rear with deep sill. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Space for electric cooker space and plumbing for washing machine. Further space for fridge / freezer etc.

Half Landing

Staircase rising to first floor landing. Door leading to:

Living Room 23'1" (7.04m) x 11'2" (3.4m)

uPVC double glazed window to rear gaining Village views and uPVC double glazed external door leading to the rear garden. Open fire in a brick fireplace surround. Night storage radiator.

First Floor

Landing

Staircase rising to second floor. Doors leading to:

Bedroom 1 14'6" (4.42m) x 9'11" (3.02m)

uPVC double glazed window to rear with deep sill and gaining Countryside views. Night storage radiator.

Bedroom 2 14'6" (4.42m) x 9'7" (2.92m)

uPVC double glazed window to rear with deep sill and Countryside views. Night storage radiator.

Bathroom

Obscure uPVC double glazed window to side. Coloured suite of panelled bath, low level WC and pedestal wash hand basin.

Second Floor

Half Landing

uPVC double glazed window to side. Stairs rising to:

Landing

Access to loft storage space. Airing cupboard housing the hot water cylinder. Doors leading to:

Bedroom 3 14'6" (4.42m) x 9'11" (3.02m)

uPVC double glazed window to rear with deep sill and far reaching Countryside views. Night storage radiator.

Bedroom 4 14'6" (4.42m) x 9'8" (2.95m)

uPVC double glazed window to rear with deep sill and far reaching Countryside views. Night storage radiator.

Shower Room

Obscure uPVC double glazed window to side. White suite of shower cubicle with electric shower unit, low level WC and pedestal wash hand basin. Heated towel rail.

Externally

Another feature of this property is a good sized and enclosed Rear Garden which is laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Timber panel fenced boundaries. Front pedestrian access via timber garden gates. To the front of the property is a communal area which again is laid to lawn with pathway leading to the front doors of each property. To the rear of the complex is a communal washing line drying area.



Garage 17'11" (5.46m) x 9'11" (3.02m)

Up and over door to front. Under eaves storage space. Power and light connected. To the front of the garage is an off road parking space plus further residents visitor parking within the complex.

Tenure

The property is Freehold. There is a charge of £85 per calendar month to cover communal charges.

Services

Mains Water & Electricity are connected. Private / Communal Drainage. Council Tax Band E

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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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

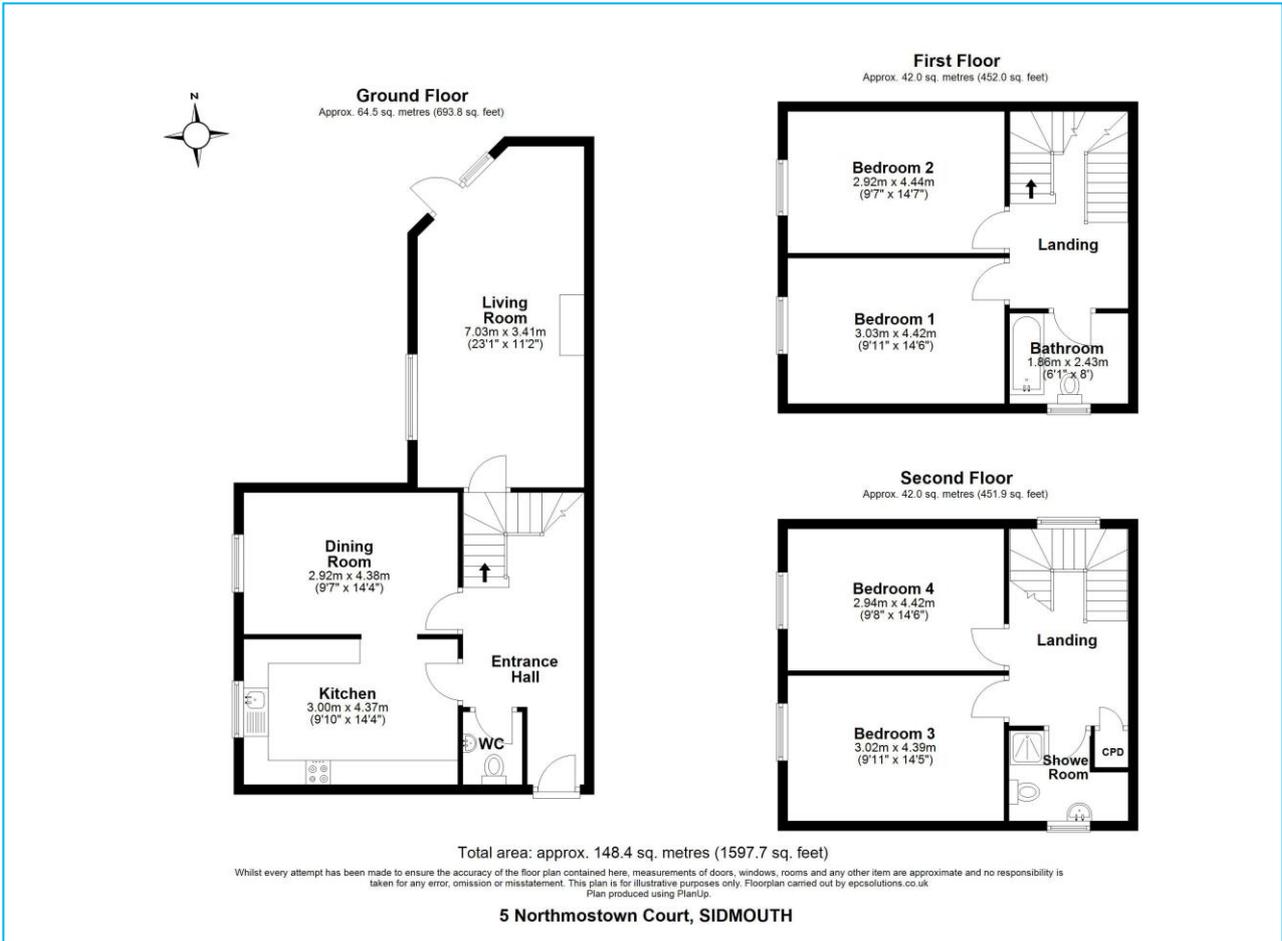
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Auction Legal Pack & Finance

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!



Directions

Please note the entrance via Newton Popleford is currently closed for repairs, entrance is via Sidmouth - Otterton Pinn Lane / Peak Hill Road. From Sidmouth Seafront, proceed up Peak Hill, heading towards Otterton / Budleigh Salterton. After passing Pinn Barton Farm on your right and Lower Pinn Farm on your left, turn right signposted Northmostown. After approx 2 Miles, the property will be found on the left hand side, clearly identified by our For Sale sign

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small>	
A	
B	
C	
D	
E	
F	
G	
	77
	54
<small>Not energy efficient - higher running costs</small>	
EU Directive 2002/91/EC	
England & Wales	



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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.