

# COLLECTIVE PROPERTY AUCTION

## SUMMARY OF ENTRIES

5 AUGUST 2009

TO BE HELD AT THE WHITE HART INN, MODBURY

at 3:00 pm

---

**LOT 1** **CORNWOOD, NR IVYBRIDGE** **SALE AGREED** **Guide £200,000**

Pretty semi-detached two bedroom cottage suitable for modernisation/development subject to PP, with gardens, parking and further area running down to the River Yealm.

Contact : 01364 646170



**LOT 2** **SOUTH BRENT** **SOLD - £125,000** **Guide £135,000**

Pretty end of terrace 2 bedroom cottage with garden and part of two storey stone barn, useful for storage/workshop or additional accommodation, subject to planning.

Contact : 01364 646170



**LOT 3** **WOODLEIGH, NR KINGSBRIDGE** **SALE AGREED** **Guide £495,000**

Detached period property informally arranged as 2 dwellings standing in a delightful rural location. 2 bedroom cottage with sitting room, kitchen/breakfast room, dining room, attic room. Annexe with kitchen, dining and sitting room, utility, 3 bedrooms. Garage, parking, large garden bordering a stream.

Contact : 01548 857474



**WOOLSTON, NR KINGSBRIDGE**

**Guide £25,000**

Pony paddock/accommodation land extending to about 1.50 acres in peaceful location. Good road access and mains water supply nearby. Suitable for general residential/amenity uses (STP) to suit individual purchaser's requirements.

**POSTPONED UNTIL  
1 OCTOBER AUCTION**

**Contact : 01548 857474**



**For a copy of Luscombe Maye's Conditions of Sale  
please contact the Auction Office on 01548 830831**

## FORTHCOMING AUCTION DATES FOR 2009:

<u>Auction Date</u>	<u>Closing Date</u>
1 October 2009	7 August 2009
10 December 2009	16 October 2009

## Who Sells by Auction?

### Do you...

- ✂✂ Need to sell within a given period?
- ✂✂ Need a genuine buyer ready and able to exchange unconditionally?
- ✂✂ Need to sell knowing that you will not sell for less than your minimum figure?
- ✂✂ Need to give your property maximum advertising exposure?
- ✂✂ Need to generate open competition for your property?
- ✂✂ Need to ensure that the sale is open, transparent and fair?
- ✂✂ Secure a sale on your property with no renegotiations?
- ✂✂ Then a sale by public auction could be the solution for you.
- ✂✂ Call the professional property auctioneers now for advice
- ✂✂ Every property will sell by auction.

## NEXT AUCTION – 1<sup>st</sup> OCTOBER 2009

If you would like a FREE no obligation market appraisal for the auction in October, please give your local office a call or e-mail.

**Kingsbridge**  
01548 857474  
kingsbridge@luscombemaye.com

**Modbury**  
01548 830831  
modbury@luscombemaye.com

**South Brent**  
01364 646170  
southbrent@luscombemaye.com

**Totnes**  
01803 869920  
totnes@luscombemaye.com

**Yealmpton**  
01752 880044  
Yealmpton@luscombemaye.com

**Newton Ferrers**  
01752 872 417  
newtonferrers@luscombemaye.com