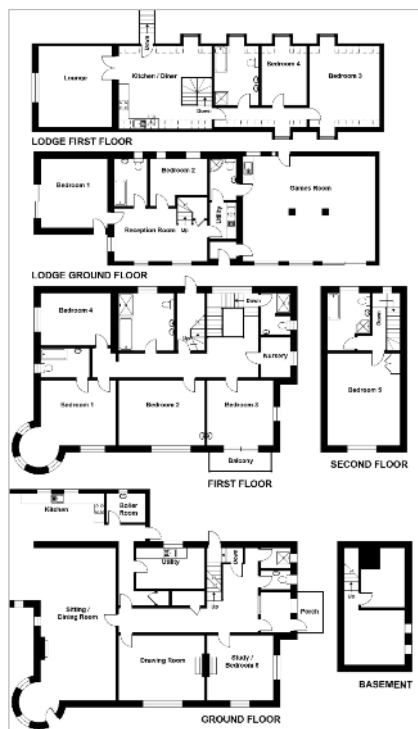


Seaton Upcott, Old Beer Road, Devon EX12 2PZ

- **A Substantial Freehold Property with Additional Self-Contained Lodge**
- Main House and Lodge GIA extends to Approximately 581 sq m (6,263 sq ft)
- Formerly used as Holiday Letting Accommodation
- Potential for Further Development
- Grounds extending to 0.36 Hectares (0.9 Acres)

Vacant Possession



To View

The property will be open for viewing every Monday and Thursday before the Auction between 3.00 – 3.30 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Scott Rowe Solicitors (Ref: Judith Vaughan).
Tel: 01297 32345.
Email: judith.vaughan@scottrowe.co.uk

VACANT – Freehold Building and Lodge



Tenure

Freehold.

Location

Upcott sits halfway between the picturesque village of Beer and Seaton on the World Heritage Jurassic coast, in a designated Area of Outstanding Natural Beauty. Seaton town provides useful local services as well as two major supermarkets, tennis, football, cricket, yacht clubs and a marina. The property benefits from a selection of high achieving schools within the area, one of which (Colyton Grammar) recently ranked within the top 60 secondary schools in the UK. Communication links are excellent, with the A30/A303 only 10 miles away from the property and access to the M5 Motorway within a 25 minute drive. Rail services operate from Axminster and Honiton to London Waterloo in approximately 2 hours 45 minutes. There is also a fast train from Exeter to London Paddington which takes around 2 hours 25 minutes.

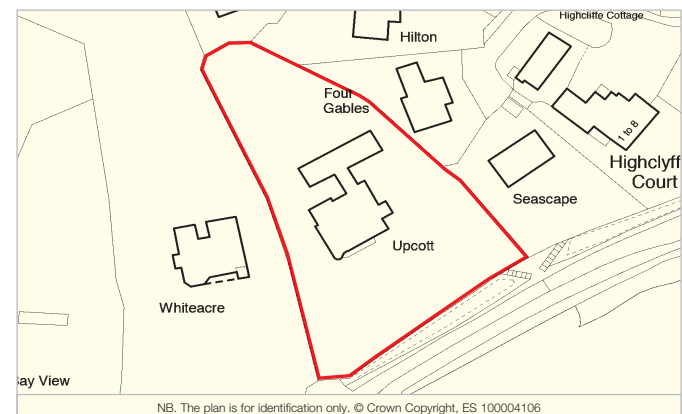
Description

The property comprises the main house, built in 1897, with an additional self-contained lodge. Upcott sits within a 0.36 hectare (0.9 acre) plot of predominantly laid lawn. Externally, in addition to the grounds, is unmarked parking for approximately 10 cars. The property was formerly used as holiday letting accommodation.

Accommodation

Main House

Ground Floor – Porch, Room (currently used as a twin bedroom), Shower Room, WC, Drawing Room, Sitting/Dining Room, Kitchen, Boiler Room, Utilities Room



First Floor – Bathroom, Nursery (suitable for a cot), Bedroom (with balcony), Two Further Bedrooms and a Master Bedroom with En-Suite, Bathroom with a large shower and double sink
Second Floor – Bedroom with private En-Suite

The Lodge

Ground Floor – Games Room, Reception/Hall with Shower Room, WC/wash basin off leading to Utility Room, Two Bedrooms, Bathroom with WC/wash basin
First Floor – Kitchen/Dining Room through to Sitting Room, Bathroom, Bedroom (Twin Room), Master Bedroom

Planning

Local Planning Authority: East Devon District Council
Tel: 01395 516551.
Planning granted in 2000 (now lapsed) for the construction of a second building of 230 sq m (2,475 sq ft) Application Reference 98/P1522.

Tenancy

The property has most recently been used as furnished holiday letting accommodation. Three calendar years Gross Income has been set out below and was provided by the Seller.
For the financial year:
2013 – £125,514
2014 – £141,849
2015 – £151,034

Photos

All photos taken in May/June 2015.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

