

STAGS

35 Christina Park, Totnes, TQ9 5UR

A semi-detached two bedroom bungalow requiring full refurbishment, with garage and gardens, situated in a popular residential area of Totnes

• Online Auction - End date 15th July at 4.30pm • Semi-detached two bedroom bungalow • Requires full refurbishment throughout • Excellent opportunity for improvement • Established residential location in Totnes • Practical single-storey accommodation • Garage • Large front and rear gardens with mature planting • Freehold • Council tax band C

Auction Guide £250,000

01803 865454 | totnes@stags.co.uk

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Wednesday 15th July 2026 at 4.30pm.

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION

Christina Park is a well-established residential address within Totnes, one of South Devon's most distinctive and highly regarded market towns. The town offers a broad range of everyday facilities, independent shops, cafes, restaurants, galleries, professional services, a thriving market and a mainline railway station with direct services to Exeter, Plymouth and London Paddington. Totnes is well placed for access to the surrounding South Devon countryside, the River Dart and the South Hams coastline. Dartmoor National Park lies to the north, while Dartmouth, Salcombe, Blackpool Sands and a variety of beaches and sailing waters are within reach.

DESCRIPTION

35 Christina Park offers an exciting opportunity to acquire a semi-detached bungalow in a popular Totnes setting, requiring full refurbishment throughout. The property will appeal to purchasers seeking a project with scope to modernise, improve and potentially reconfigure, subject to any necessary consents. The single-storey accommodation is complemented by large front and rear gardens, detached garaging and a leafy, established setting. For buyers with vision, this is a rare chance to create a home to their own specification in a sought-after South Devon town.

ACCOMMODATION

The accommodation is arranged over one floor and is entered into a central hallway, from which the principal rooms are accessed. To one side of the hall is the sitting/dining room, providing the main reception space. The kitchen is positioned separately and has access from the hallway. There are two bedrooms, both accessed from the central hall, together with a bathroom. Built-in storage is also shown within the layout. The property requires full refurbishment throughout.

OUTSIDE

The property is approached from Christina Park, with a garage providing useful parking or storage. There is a large front garden, with mature planting and trees, offering a generous outside area. To the rear, the garden continues with further mature planting, terraced areas and a patio space. The grounds are currently in need of attention but provide considerable potential for landscaping and improvement.

SERVICES

Mains water, mains drainage and mains electricity are connected. Heating is by electric heaters.

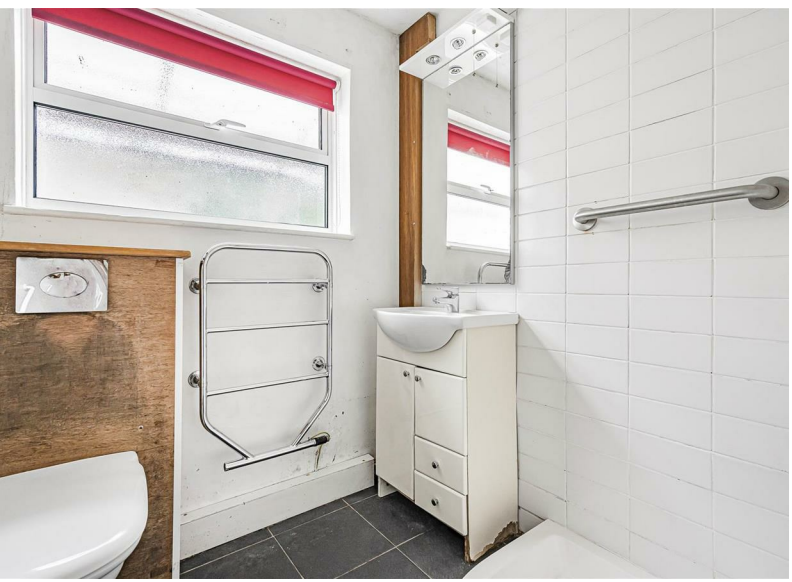
According to Ofcom, ultrafast broadband with estimated speeds of up to 2000 Mbps download and 2000 Mbps upload is available. Mobile coverage is predicted as follows: EE and Three show good outdoor and in-home coverage, while O2 and Vodafone show good outdoor and variable in-home coverage.

what3words

///wrist.hardening.nylon









PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction.

Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.)

Additional Administration Fee - £1,200 inc VAT.

DEPOSIT PAYMENT

Where stated on the property listing, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

LEGAL PACK

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. Prospective purchasers will need to register with the Bamboo Proptech online platform in order to download the legal pack.

It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

Emily Hall of Bartons Solicitors - 9 Town Quay, The Plains,Totnes, Devon TQ9 5DW. e.hall@bartons.co.uk. 01803 847777.

COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

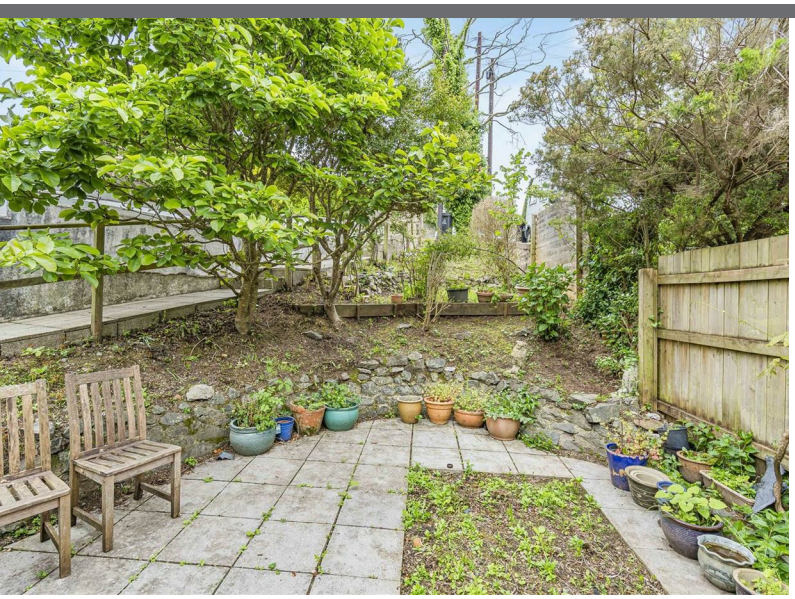
DEFINITION OF AUCTION GUIDE & RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail.

Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

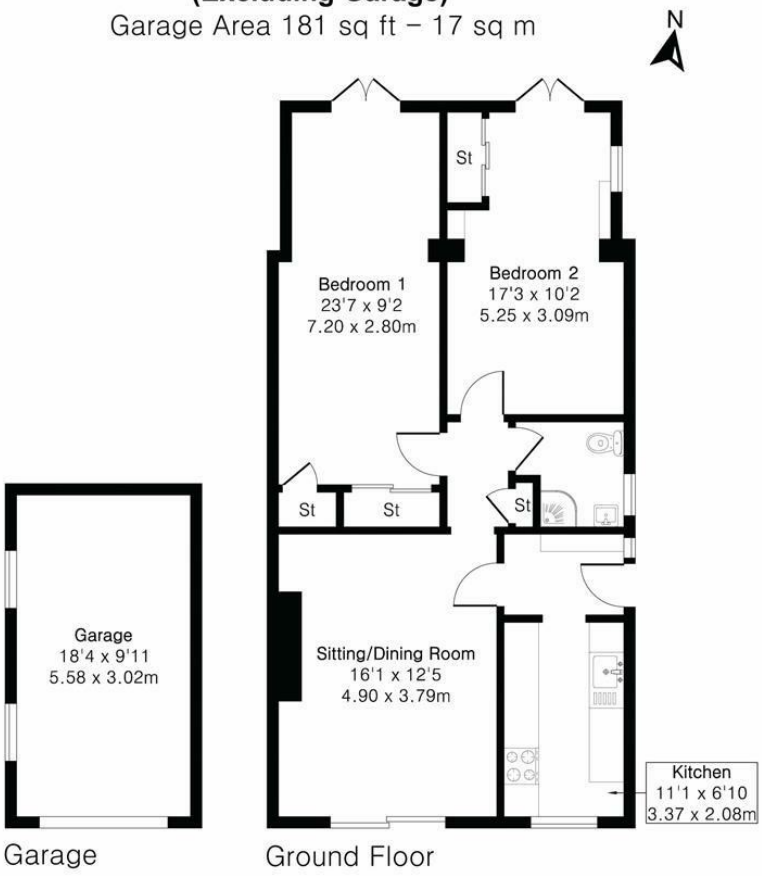








Approximate Gross Internal Area 777 sq ft - 72 sq m
(Excluding Garage)
Garage Area 181 sq ft – 17 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.