



March Court Cottage

East Street, Okehampton, Devon, EX20 1BY

KIVELLS

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East Street, Okehampton, Devon, EX20 1BY

£100,000 Auction Guide Price

For sale by Public Auction at Lifton Strawberry Fields, Lifton, Devon, PL16 0DH on Wednesday 2nd September 2026 at 7pm

Unique opportunity

Large reception room and one bedroom

Well sized throughout

Enclosed decked garden

Within walking distance of local amenities

EPC - E

East Street, Okehampton, Devon, EX20 1BY



Situation

Okehampton is a lively and thriving town that offers an impressive range of amenities. It is home to three major supermarkets, a variety of chain stores, and numerous locally-owned shops, alongside major banks and building societies. The town is well-equipped with a modern hospital, a multi-doctor medical practice, and a state-of-the-art sports complex featuring a swimming pool. Sports enthusiasts will find ample opportunities for activities such as golf, squash, tennis, rugby, and shooting. A picturesque cycle path, following the old Southern Railway line to Lydford, runs close to the property and provides breathtaking views of Dartmoor and the surrounding countryside.

The town's highly regarded community college, which holds Technology College status, offers outstanding facilities and education up to 6th Form. Okehampton's beautiful park is a standout feature, enhancing the town's appeal. Conveniently located near the A30, the town provides fast access to Exeter (23 miles) and Cornwall. Both the North and South Devon coasts are about 30 miles away. Additionally, Okehampton is connected to Exeter by a railway line, making travel easy and efficient.



For sale by Public Auction on Wednesday 2nd September 2026 at Lifton Strawberry Fields, Lifton.

A unique opportunity to purchase a well presented, characterful one bedroom property which is spread across two floors along with having its own private decking area. The property presents a fantastic first time purchase or investment opportunity and also is within walking distance to local amenities.

Accommodation

Entrance via UPVC door into:-

ENTRANCE HALLWAY

Stairs rising to first floor. Vinyl flooring and space for understairs storage. Exposed stone work.

BATHROOM

Obscure window to the front elevation. Floor to ceiling tiles, door into airing cupboard housing the gas combi boiler. Carpeted. Walk-in shower with shower curtain, close coupled W.C and pedestal wash hand basin. Extractor fan and round ceiling light. Radiator.

BEDROOM

Two obscure windows to front elevation. Radiator, carpeted, wall lights and door into storage cupboard with wooden doors. Space for bedroom furniture.

From the entrance hall, stairs rise to the first floor living space comprising:-

OPEN PLAN LIVING SPACE

Three windows to the front elevation, two Velux windows and window to the side elevation. Exposed stone work, carpeted, exposed stone fireplace with feature gas fire on granite hearth with

wooden mantel. In the kitchen area there are base units with work surface over, tiled splash back and inset stainless steel sink with mixer tap and drainer. Spotlights and space for free standing oven. Radiator and vinyl flooring.

Outside

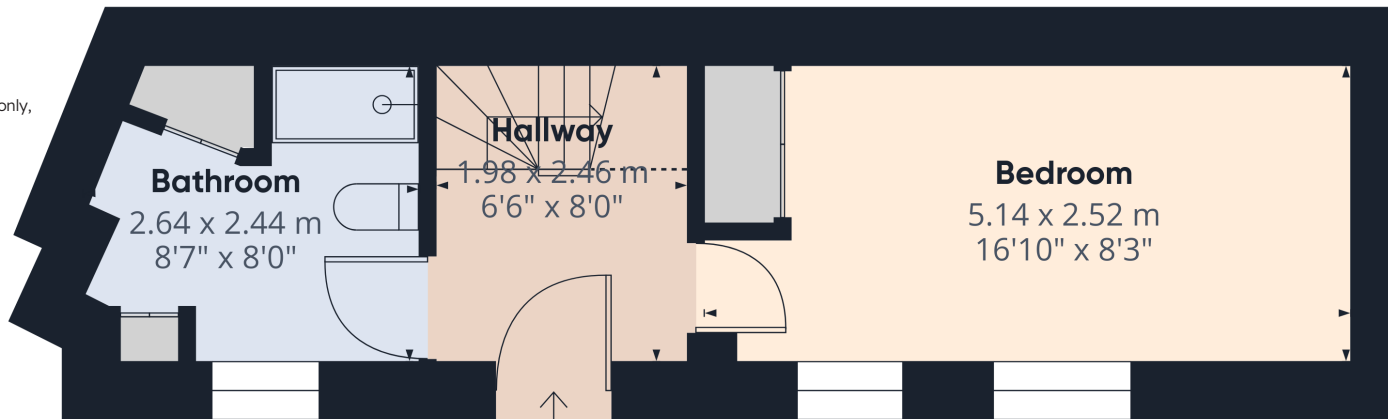
The property is accessed via a shared path leading to the front of the property.

Accessed from the kitchen, there is an enclosed area of garden which is laid with decking for ease of maintenance.

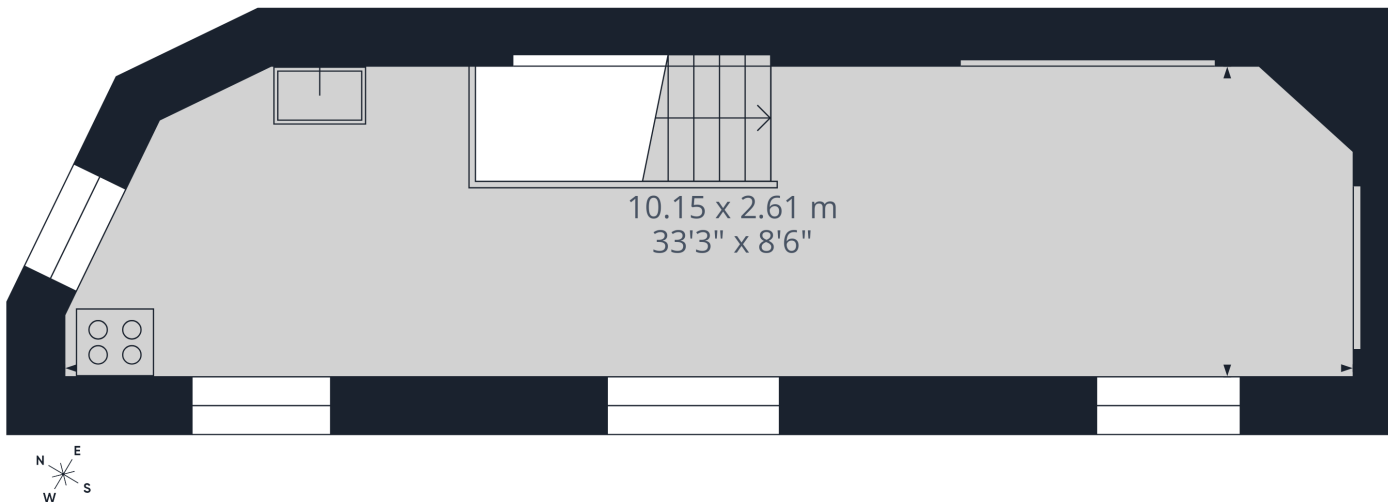


Floor plan

For identification purposes only,
not to scale



Floor 0



Floor 1



Approximate total area⁽¹⁾

46.2 m²
497 ft²

Reduced headroom

1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Auction Venue & Date

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 2nd September 2026.

Registration

Please note ALL BIDDERS, including Kivells existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") – as of 26th June 2017.

Bidders will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. Failure to do this, may prejudice your ability to bid on the night.

Online Bidding

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

Buyer's Administration Fee

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card. Please note if the lot is sold prior to auction, or afterwards, these fee's remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyer's are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download.

Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

Solicitor

Parnalls Solicitors FAO Mr Ryan Lemon

Auction Payment

At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer. This deposit is also payable for all lots that are sold prior to auction.

ALL bidders must only bid if they can make this payment. Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

Local Authority

West Devon Borough Council.

Easements, Wayleaves, Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the

ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

Plan of the Land

The plan is based on Ordnance Survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

Guide Prices

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation.

The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction.

Please note that all prices listed, whether prior to or post auction, are subject to contract. The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot.

Please check with us for regular updates as guide prices are subject to change prior to the auction. The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge.

The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

Services

Mains water, gas, electricity and drainage.

Tenure

Leasehold - 999 years from December 1991. With a ground rent of £10 per annum. There is also a small flying freehold on one side of the property.



EE Rating - E



Council tax band - B



Directions

What3Words -



Virtual Tour - available on request



Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/ costs. Full details of all our properties are available on our website www.kivells.com.

Disclaimer

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