





Property Description

CASH BUYERS ONLY due to nature of non-standard construction

A unique 2/3 bedroom 2357 FT² property situated in an idyllic semi-rural location in the grounds of Beechwood Farm, Hodgetts Lane offering flexible open plan accommodation with ground floor bedroom and wet room with no upward chain.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Stable style door to the side leads into:

Large Boot Room

16' 1" x 7' 3" (4.90m x 2.21m)

Having tiled floor, door to the side, cloaks hooks, skylight, door through to ground floor bedroom, utility and living/dining/kitchen.

Living / Dining / Kitchen

26' 10" x 16' 2" (8.18m x 4.93m)

Fitted with a range of shaker style base and wall mounted units with complementary Granite work surfaces, appliances to include, Rangemaster cooker with extractor hood above and dishwasher, large pantry style unit, space for American style fridge freezer, tiled floor, two windows to the front and further window to the side, log burner, two skylights, door through to:

Dining Room

19' 5" x 14' 3" (5.92m x 4.34m)

With galleried staircase rising to the first floor landing, having storage cupboard, walkway through to:

Lounge

19' 6" x 14' 6" (5.94m x 4.42m)

Having exposed beams, Oak shelving, wall light points, ceiling light point, bi-fold doors to the front, door through to:

Utility Area

14' 2" x 12' 1" max (4.32m x 3.68m max)

Base units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, window to the side, ceramic tiled floor.

Walk-In Wet Room

Fully tiled with mains shower and ceiling spotlights.

Guest Cloakroom

Fitted with low level WC, wash hand basin with mixer tap fitted into vanity unit.

Boiler Room / Laundry Room

Having central heating boiler and water tank, space for washing machine and tumble dryer.

Ground Floor Bedroom

15' 8" max x 11' 9" (4.78m max x 3.58m)

uPVC doubled glazed window to the front, skylight, wash hand basin with vanity unit

Galleried Landing

Bespoke cupboards built into eaves, large skylight window.

Open Plan Bedroom

16' 7" x 14' 7" (5.05m x 4.45m)

Lovely feature windows to the front with views over countryside, Velux window to the side.

Bedroom Two

14' 1" x 8' 8" (4.29m x 2.64m)

Obscured glazed window to the rear, Velux window to the side.

Bathroom

Having large bath with mixer tap and shower over, double walk-in shower cubicle with mains shower fitted, low level WC, wash hand basin with mixer tap fitted into vanity unit, heated towel rail, wall mounted cosmetics cabinet.

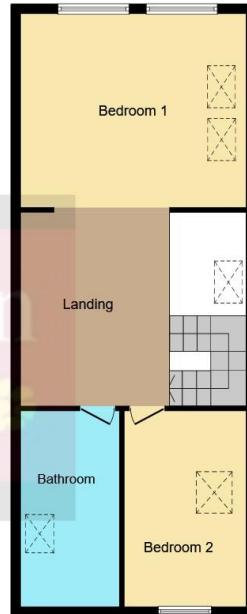
Outside

To the front of the property there is a patio and gravelled area.

Driveway

To the front providing parking for 3/4 vehicles.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: D

view this property online atkinsonstilgoe.co.uk/Property/BAL105866



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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