



Helping *you* move



4 Eaton on Tern, Eaton on Tern, Market Drayton, TF9 2BX

Semi-Detached Two Bedroom Cottage in need of Modernisation
- Charming Village Location - Large Garden & Great Potential -
For Sale via the Modern Method of Auction - No Upward Chain -

Auction Guide Price

£175,000

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Overview

- Charming Semi-Detached Cottage
- In Need of Full Renovation but Great Potential
- Lounge, Inner Hallway, Kitchen
- Two Bedrooms, Bathroom
- Shared Borehole & Septic Tank Drainage
- Modern Method of Auction
- Reservation Fee Payable
- T's & C's Apply
- Council Tax Band - A
- EPC Rating - G



Set along a quiet lane in the heart of the village, this charming rural Two Bedroom Semi-Detached Cottage just oozes character and potential!

This is a traditional cottage which is ready for its next owner to renovate it and potentially extend, subject to all necessary planning regulations and permissions. The front door opens into a good-sized Lounge with coal fire and leads onto an inner hallway with useful under stairs cupboard then onto the Kitchen. Upstairs are Two Bedrooms, Landing area and a Bathroom. The extensive Garden is mainly lawn with established trees, shrubs and bushes and measures approximately 0.22 acre. There are a range of dilapidated sheds within the grounds. The property does not have parking and is accessed via a pedestrian gate from Mill Road.

Offered to the market with No Upward Chain and through the Modern Method of Auction. To view this interesting property, please call our Market Drayton office on 01630 653641.

Location

Situated in the sought after village of Eaton Upon Tern - an idyllic rural location with the market towns of Newport, Market Drayton and Wellington all within approximately 8 miles.

More comprehensive shopping, leisure and employment facilities offered by Telford and Shrewsbury, and the property is just 3 miles from the A41 providing easy access to the West Midlands road network in particular the M6 to the North and the M54 to the South.



Your **Local** Property Experts

01630 653641



SERVICES

We are advised that mains electric is available but please note that the water is from a private borehole located at the neighbouring property, Number 5, for which a charge towards the electric is required. The septic tank is also located within the neighbouring property. There is no central heating and the water is heated via an immersion heater located in the bathroom. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.



DIRECTIONS

From Market Drayton take the A529 Hinstock Road. After 3.5 miles turn right on Mill Green. At the crossroads with the A41 go straight over on to Hatton Road towards Childs Ercall. In the village turn left on Village (Newport) Road and first right on Eaton Road. At the T-Junction turn left and then turn right onto Mill Road - the property is the first property on your right hand side and can be identified by our For Sale sign. Access to the property is through a pedestrian gate.

What3Words: ///riches.interests.bunkers

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

FLOOR PLAN TO FOLLOW

MODERN METHOD OF AUCTION

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,600 including VAT, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative.

The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change.

Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. (Reservation Fee is in addition to the final negotiated selling price.) I Am Sold Ltd - telephone: 0121 366 0539 or email: enquiries@iam-sold.co.uk

Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

