

## Flat 1, Castle Hill House North Street, Axminster, EX13 5QF

Guide Price £89,000 Leasehold

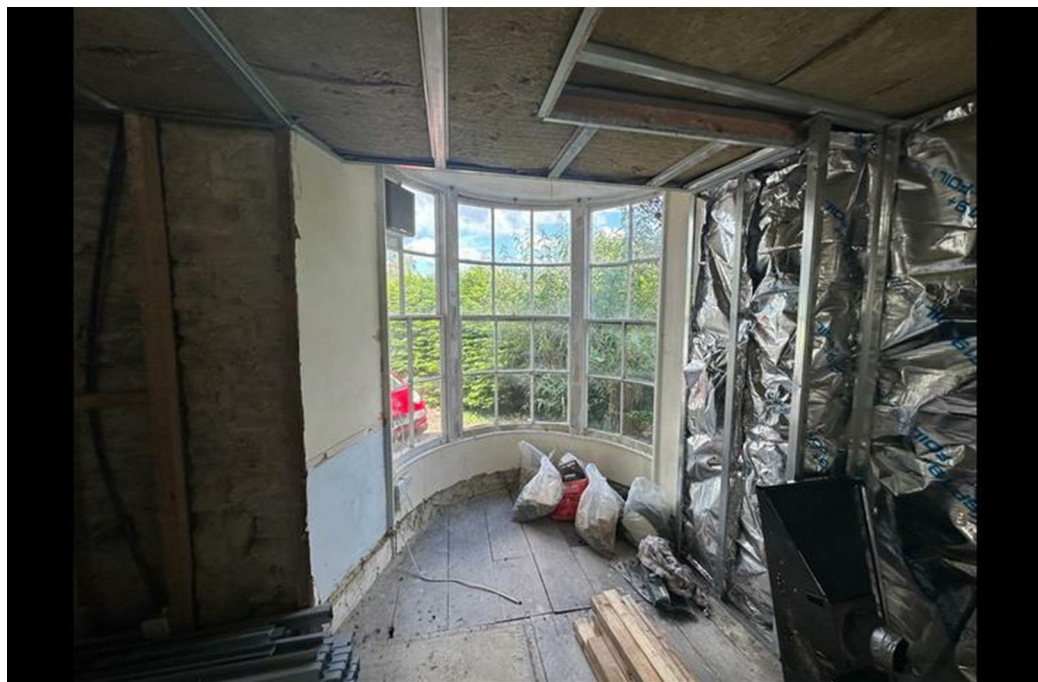
- Three Bedrooms
- Two Bathrooms
- Grade 2 Listed Ground Floor Flat
- Town Centre Location

# Flat 1, Castle Hill House North Street, Axminster EX13 5QF

FOR SALE BY TRADITIONAL ONLINE AUCTION, with 'bids invited by 12:00 noon on 29th July 2024' is this large ground floor apartment now requiring renovation forming part of this attractive Grade 2 Listed period property being in the heart of this vibrant town centre.



Council Tax Band: B



FOR SALE BY TRADITIONAL ONLINE AUCTION, with 'bids invited by 12:00 noon on 29th July 2024' is this large ground floor apartment now requiring renovation forming part of this attractive Grade 2 Listed period property being in the heart of this vibrant town centre.. Auction pack is available from 247propertyauctions.

### Tenure

Leasehold with vacant possession.

### Lease Information

The remainder of a 200 year lease dated from 19th December 1986. Ground rent and insurance of £1 per annum. For further information please refer to the auction legal pack.

### WHAT3WORDS

diary.pods.noting

### Viewings

Please book in online to one of the scheduled block appointments.

### Planning

A Grant of Listed Building Consent under decision notice 18/0888/LBC for the 'Change of use of ground floor from place of worship to dwelling, addition of balcony and other minor alterations' was issued on the 20th November 2018. For further information prospective purchasers will need to visit <https://planning.eastdevon.gov.uk/online-applications/> or call on 01404 515616.

### Important Information

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

### Auction Legal Pack & Finance

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. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

### Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at [www.247propertyauctions.co.uk](http://www.247propertyauctions.co.uk) or contact us on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!

### Holding Deposit

Holding Deposit\*

£1,400

\*Only charged if you are the successful buyer and goes towards the purchase price

### TRADITIONAL AUCTION

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

### PRICING INFORMATION

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo Auctions and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.

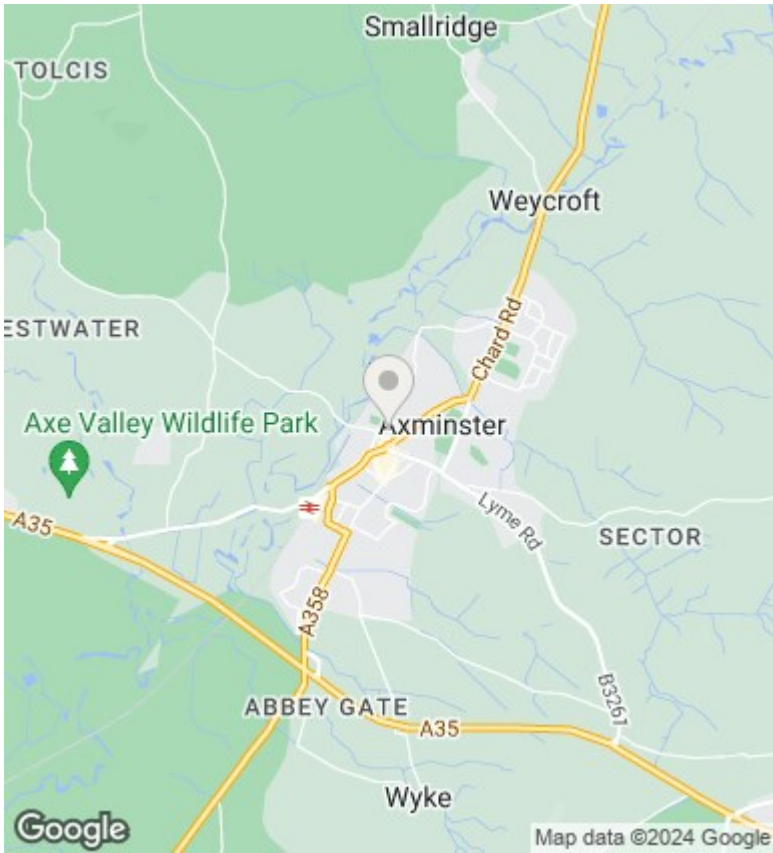
Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

### REFRESHING THE PAGE

To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information.

### DISCLAIMER

All information relating to this property, including descriptions, pictures and other related information has been provided by 247 Property Auctions. All legal documents in relation to this property have been provided by the Vendor's solicitor. Neither Bamboo Auctions or any individual in employment with Bamboo Auctions makes any warranty as to the accuracy or completeness of any of the property information. These particulars do not form part of any contract or offer. Buyers should not rely on them as statements of representation and should check that the information is correct by inspection or otherwise. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.



Directions

Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	