



Weld Close, Staplehurst, Tonbridge, TN12 0SJ

- FOR SALE VIA MODERN METHOD OF AUCTION
- 1 BEDROOM
- WALKING DISTANCE TO STAPLEHURST TRAIN STATION
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS
- CHAIN FREE
- FREEHOLD
- CLOSE TO LOCAL SHOPS, AMENITIES AND SCHOOLS

Auction Guide £150,000



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DESCRIPTION

AUCTION GUIDE PRICE- £150,000

Located in the popular village of Staplehurst, Tonbridge, this one-bedroom freehold house on Weld Close offers a blend of comfort and convenience. Ideal for first-time buyers, investors, or those seeking a manageable home, the property provides well-planned accommodation in a desirable setting.

Upon entering, you are welcomed into a reception room that forms the heart of the home, offering space for relaxing or entertaining. The thoughtfully designed bedroom provides a peaceful retreat, while the modern bathroom is both practical and stylish. A practical kitchen completes the layout, providing the essentials for day-to-day living.

The house is set within a quiet cul-de-sac, just over a kilometre from Staplehurst train station, which offers regular services to London and the coast. Local shops, amenities, and Staplehurst Primary School are all within easy reach, making this a convenient location for both daily life and commuting.

In summary, this property on Weld Close represents an excellent opportunity to purchase a chain-free, low-maintenance home in a well-connected village setting.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").

Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Services: Mains drainage and mains electricity.

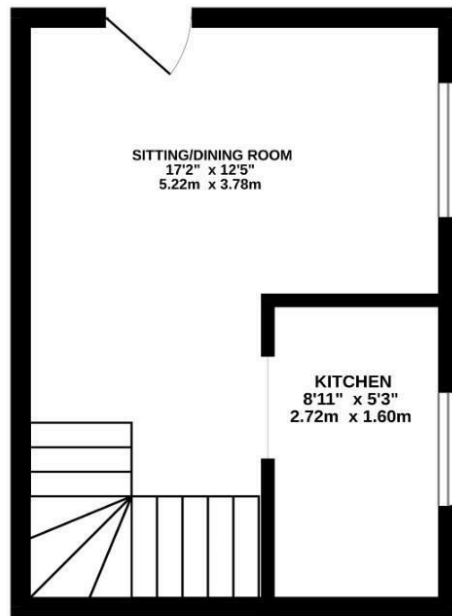
Broadband: Superfast broadband - Max Download 47 Mbps, Max Upload 8 Mbps

Flood Risk: Medium Each year, Between 1% and 3.3% chance of a flood each year

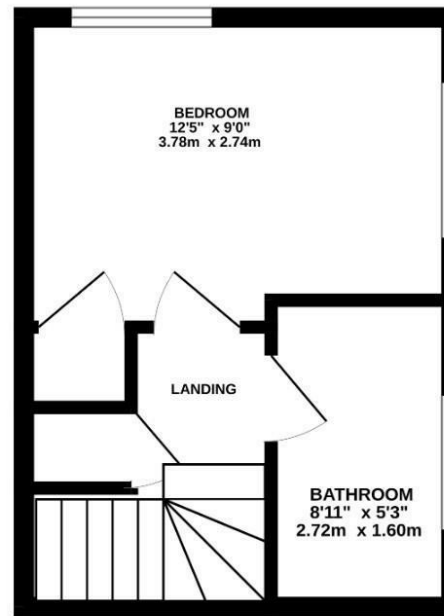




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

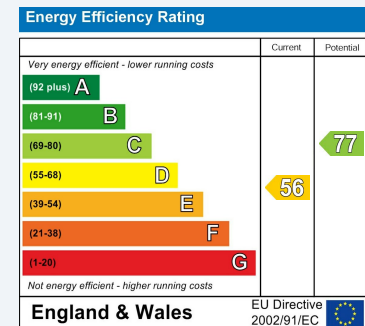
Please contact Maidstone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.