



## 48 Newlands Park, Seaton, EX12 2SF

Auction Guide £225,000 Freehold

- FOR SALE BY TRADITIONAL ONLINE AUCTION
- Modernisation & improvement required throughout
- Attached garage & driveway
- AUCTION END DATE Thursday 15th May at 12.00 Noon
- Favoured, peaceful location, easy access to town/beach
- Secluded rear garden with open outlook
- A detached two/three bedroom detached bungalow
- Living room & sun lounge

# 48 Newlands Park, Seaton EX12 2SF

**\*SOLD\*** BY TRADITIONAL AUCTION IN CONJUNCTION WITH 247 PROPERTY AUCTIONS-please see terms and relevant fees [info@247propertyauctions.co.uk](mailto:info@247propertyauctions.co.uk). This is a detached two/three bedroom bungalow requiring complete modernisation throughout and located in a desirable peaceful location within reach of town and beach. Auction end date is 12.00 noon on Thursday 15th May 2025. **\*Property now SOLD\***



Council Tax Band: D



### ENTRANCE

Front door to

### RECEPTION HALL

### LIVING ROOM

15'10" x 12'03" (4.83m x 3.73m)

### SUN ROOM

19'07" x 10'04" (5.97m x 3.15m)

### KITCHEN

17'10" x 7'08" maximum (5.44m x 2.34m maximum)

### BEDROOM ONE

12'08" x 12'04" (3.86m x 3.76m)

### BEDROOM TWO

11'02" x 9'08" (3.40m x 2.95m)

### BEDROOM THREE/OFFICE

11'07" x 9'00" (3.53m x 2.74m)

### BATHROOM

7'09" x 7'04" (2.36m x 2.24m)

### CLOAKROOM

### OUTSIDE

Driveway to attached garage. Surrounding gardens which to the rear have an open outlook and good deal of seclusion.

### 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 AND 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-please see [247propertyauctions.co.uk](http://247propertyauctions.co.uk). 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 the 247 Property Auctions website regularly at [info@247propertyauctions.co.uk](mailto:info@247propertyauctions.co.uk) or contact them on 01395 247000 for upto date information. Following the fall of the hammer contracts are exchanged and there is no going back.

### AUCTION FEES

The purchase of this property may include associated fees not listed here as it is to be sold via auction. To find out more about the fees associated with this property please call 247 Property Auctions on 01395 247000 or [info@247propertyauctions.co.uk](mailto:info@247propertyauctions.co.uk)

### GUIDE PRICE

An indication of a seller's minimum expectation at auction and given as a Guide Price or a range of Guide Prices. This is not necessarily the figure a property will sell for and is subject to change prior to the auction.

### RESERVE PRICE

Each auction property will be subject to a 'Reserve Price' below which the property cannot be sold at auction. Normally the 'Reserve Price' will be set within the range of 'Guide Prices' or no more than 10% above a single 'Guide Price'

Directions

Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC