



**71, Exeter Street, Newtown, WA10 4HR**

**By Auction £50,000**

*David  
Davies* *Collection*

# 71, Exeter Street, Newtown, WA10 4HR

- EPC:C
- Council Tax Band:A
- Leasehold - 874 Years Remaining
- Subject to Reserve Price & Reservation Fee
- No Onward Chain
- Terraced Property
- Spacious Reception Room
- Two Good Sized Bedrooms
- Ground Floor Bathroom
- Great Location

**\*\* Selling With A Tenant In Situ And Bid Without Viewing \*\***

## Auctioneers Comments:

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 £300.00 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 4.50% 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. Payment varies but will be no more than £450.00. These services are optional.

David Davies Sales and Letting Agent are delighted to offer for sale this two-bedroomed mid terraced property.

The family home briefly comprises: a through lounge/dining area, kitchen and ground floor three-piece white family bathroom suite all to the ground floor.

The property is located close to all local amenities easy access to the East Lancashire Road offering access to major motorway networks making it ideal for commuters.

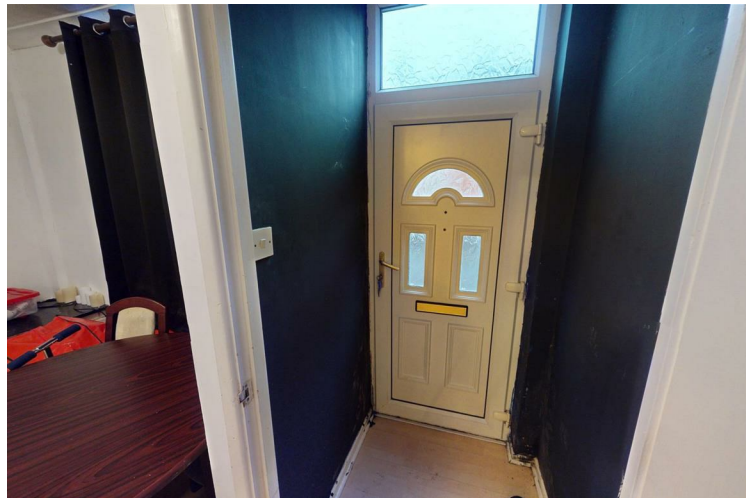
The home is warmed throughout with 'Gas Central Heating' & benefits from being double glazed.

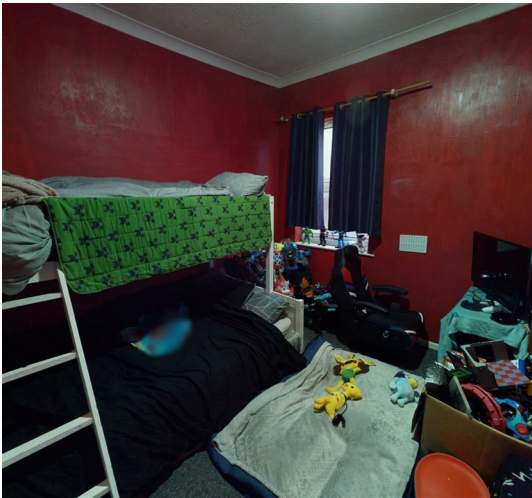
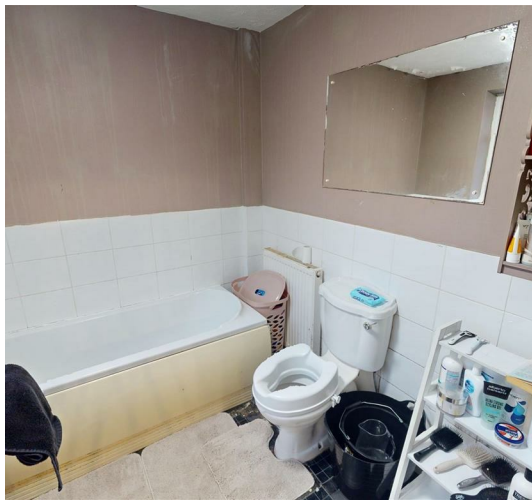
To the first floor there are two good sized bedrooms.

To the exterior there is a rear yard with storage shed.

**\*\* Selling With A Tenant In Situ \*\***

EPC:C







FLOOR 1

FLOOR 2

**David Davies**

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

*David Paul Davies*

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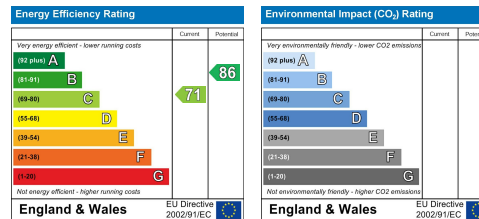
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Information on tenant permitted fee's can be accessed via the link below [www.daviddaviesestateagent.co.uk/tenant](http://www.daviddaviesestateagent.co.uk/tenant)

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