



12A Church Street, Wooler, NE71 6BZ  
Starting Bid £55,000

# 12A Church Street, Wooler, NE71 6BZ

The property is located in Wooler, an established village in north Northumberland approximately 42 miles north of Newcastle upon Tyne and 15 miles south of Berwick upon Tweed. It is a second floor flat within a three storey corner terrace. Access is via a ground floor entrance door and a shared stairwell the second floor landing. The main accommodation contains a large living room, kitchen, double bedroom and bathroom with WC. There is an additional room accessed directly from second floor landing adjacent to main flat entrance door. The property is let on an AST generating £4572 per annum.

## 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 buyer will pay £349.00 plus 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.

## AUCTION DATE

We await an auction date.

## LOCATION

The property is located in Wooler, an established village in north Northumberland approximately 42 miles north of Newcastle upon Tyne and 15 miles south of Berwick upon Tweed.

## DESCRIPTION

The property comprises a second floor flat within a three storey corner terrace. Access to

the property is gained via a ground floor communal entrance door and a shared stairwell provides access the second floor flat. The main accommodation contains a large living room, kitchen, double bedroom and bathroom with WC. There is an additional room with access directly from second floor landing beside the main flat entrance door.

The property is let on an AST generating £4572 per annum.

## ACCOMMODATION

Shared entrance lobby, hall and stairs to second floor landing. The subject property is the only flat using the second floor landing. This is the top floor of the building.

## LIVING ROOM

18'8" x 12'9" (5.7 x 3.9)

## KITCHEN

8'10" x 15'5" (2.7 x 4.7)

## BEDROOM 1

11'5" x 12'5" (3.5 x 3.8)

## ADDITIONAL ROOM

13'1" x 13'1" (4 x 4)

Access directly from second floor landing adjacent to main entrance door

## BATHROOM WITH WC

6'10" x 10'2" (2.1 x 3.1)

## SERVICES

We understand that all mains services are connected to the property. (All interested parties should satisfy themselves with the local service providers).

## ENERGY PERFORMANCE

### CERTIFICATE

The property has a rating of D (61)

## TENURE

Long Leasehold

## EXTERNAL

Shared yard to rear.

## TENANT DETAILS

The property is let on an Assured Shorthold Tenancy generating £4572 per annum. A deposit is held of £381. the property is being sold on a tenanted basis.

## MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

## ADDITIONAL INFORMATION

COUNCIL TAX: A

EPC RATING: D

PRICE: Starting Bid £55,000

PARKING: on street

## PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

## Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

- Residential Sales and Lettings
- Commercial Sales and Lettings
- Professional Valuation of Commercial and Residential Property
- Home-buyer Survey and Valuation
- Property Management
- Acquisition

To find out more please contact us on 0191 257 1253 or e mail: [sales@rajackson.co.uk](mailto:sales@rajackson.co.uk)

