






Luscombe Maye

Since 1873

4 Kitley Walk, Yealmpton PL8 2PG - FOR SALE BY ONLINE AUCTION

Guide Price £210,000

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VIEWING EVENT FRIDAY 12TH APRIL BY APPOINTMENT ONLY

Please note the date for the auction will be set once the Legal Pack is ready. See our website for further information.

Services

Mains gas, electricity, water and drainage. Central heating and hot water provided by Ideal Logic combi boiler located in the kitchen.

Tenure: Freehold.

Local Authority and Council Tax: South Hams District Council.
Council Tax Band C.

Method of Sale

The property is offered for sale by Traditional Online Auction (unless sold prior). The auction end date is to be confirmed and exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date.

Auction Legal Pack

This will be available to download free of charge from our website to those who have registered with our auction partner, Bamboo Auctions. It is the purchaser's responsibility to make all necessary enquiries prior to the auction and we recommend purchasers to instruct a solicitor to assist.

Vendors' Solicitors

Foot Anstey, Attention Ollie Wilson The Quad, Blackbrook Park Avenue, Taunton, TA1 2PX.

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4 Kitley Walk, Yealmpton, PL8 2PG
 Approximate Gross Internal Floor Area = 79.8 sq m / 860 sq ft

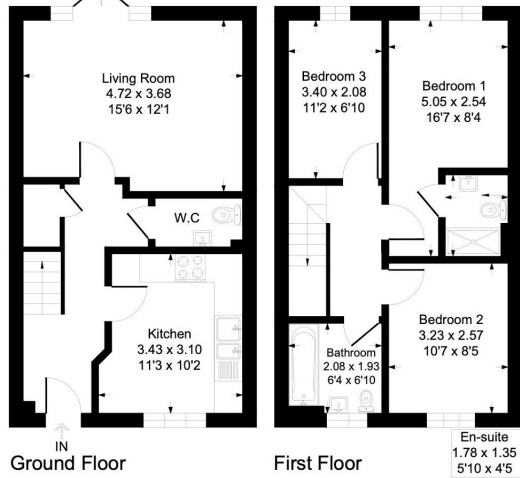


Illustration for identification purposes only, measurements are approximate, not to scale.

- Three bedrooms (master en-suite)
- Garden with rear access
- Downstairs cloakroom
- Ideal first-time-buy/downsize/buy-to-let
- No onward chain
- Modern semi-detached home
- Allocated parking space
- Easy distance of village shops and 'Good' rated Primary School
- Double glazing and gas central heating
- EPC C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.