



**Rectory Cottage, Innox Lane, Upper Swainswick, Bath, BA1
8DB**

welcome to

Rectory Cottage Innox Lane, Upper Swainswick Bath

- AUCTION SALE
- Detached character property
- Two Bedrooms
- Enclosed Rear Garden
- Village Location

Tenure: Freehold EPC Rating: Awaited

guide price

£300,000

Living Room

15' 3" x 12' Max (4.65m x 3.66m Max)

Kitchen

10' 7" x 8' (3.23m x 2.44m)

Bedroom One

14' 2" x 10' 3" (4.32m x 3.12m)

Bedroom Two

11' 1" x 9' 9" (3.38m x 2.97m)

Agent Note

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Auction Note

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Fox & Sons/Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be

either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Fox & Sons make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cell



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Property Ref:

LAR104911 - 0004

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allen & harris



01225 482244



BathLarkhall@allenandharris.co.uk



1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA



allenandharris.co.uk