



Flat 1, Dorset House 3 The Halve

Trowbridge BA14 8SA

- ****For Sale by Online Auction****
- Ground Floor Maisonette
- Near to Amenities & Railway Station.
- Double Bedroom & Bathroom
- ****Buyers fee applies****Auction pack available on request**
- ****Pre-Auction offers considered****
- Edge of the Town Centre
- Living Room & Kitchen
- Gas CH & Communal Garden
- ****No Onward Chain****Auction Date 25th June**

Guide Price £70,000





Entrance Hall

Panelled door to the front. Tiled flooring and coving. Smoke alarm. Panelled doors off to kitchen and living room.

Kitchen

8'7" x 5'8" (2.62 x 1.73)

Window to the front. Radiator. Selection of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in electric oven and four-ring hob. Plumbing for washing machine. Space for fridge. Wall mounted Worcester combi boiler. Tiled flooring and coving. Extractor fan.

Living Room

13'2" x 11'5" max (4.01 x 3.48 max)

Window to the front. Radiator. Panelled door to storage cupboard. Coving. Panelled doors to the bedroom and bathroom. Access to loft storage.

Bedroom

13'3" x 7'7" (4.04 x 2.31)

Windows to the front and side. Radiator. Coving. Extractor fan.

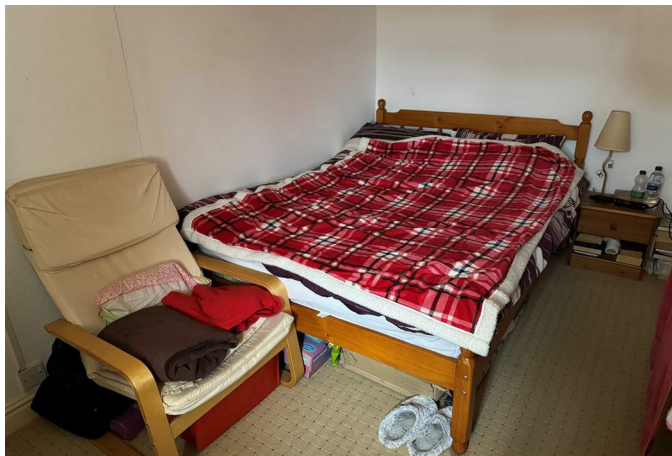
Bathroom

Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower over and glass screen enclosing, pedestal wash hand basin and w/c. Inset ceiling spotlights and coving. Extractor fan.

EXTERNALLY

To The Front

Entrance light.



Communal Area

Communal courtyard garden laid to loose stone chipping. Enclosed by walling.

Parking

There is NO parking with this property but annual parking permits are available to purchase for Lovemead car park located close by for currently £748pa via Wiltshire Council and MiPermit.

LEASEHOLD: 999 years from 1999

GROUND RENT: £100pa

SERVICE CHARGES:

Currently £107pcm

AUCTION T&Cs

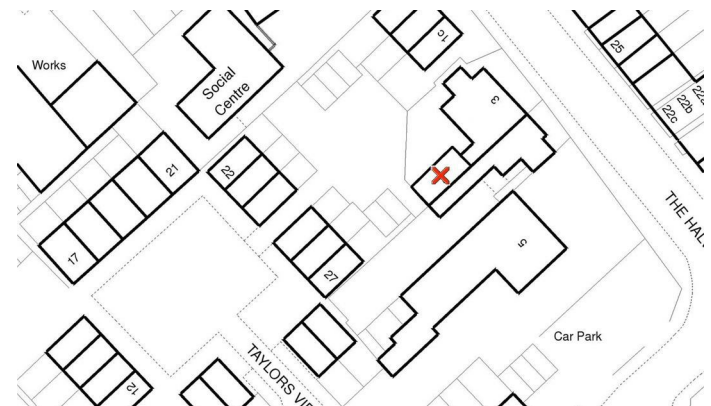
This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £4,800 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the

auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price -** This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

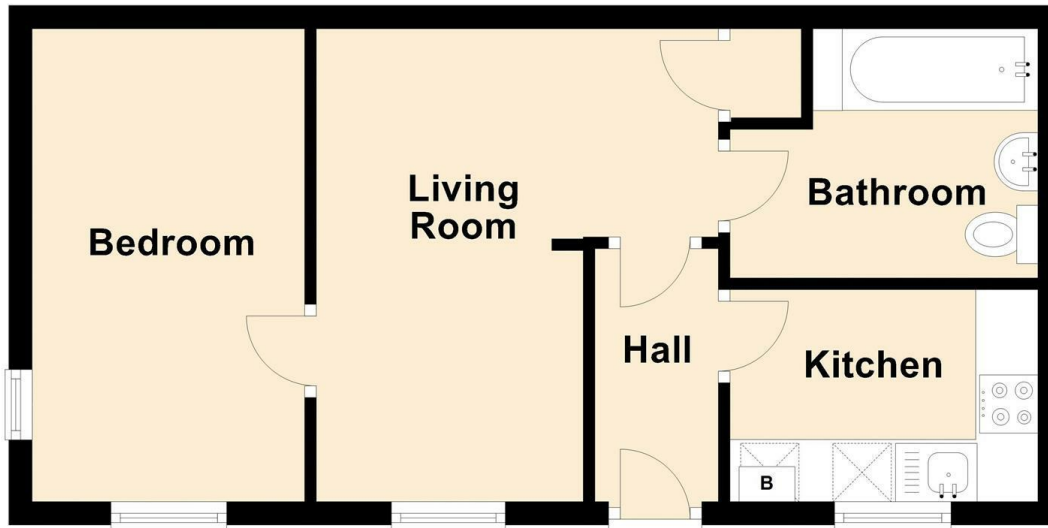
****Reserve price -** Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.



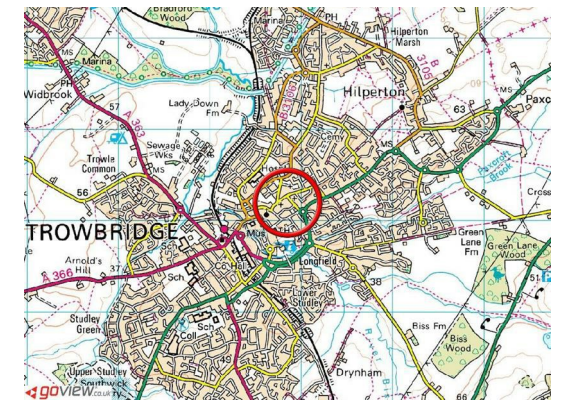
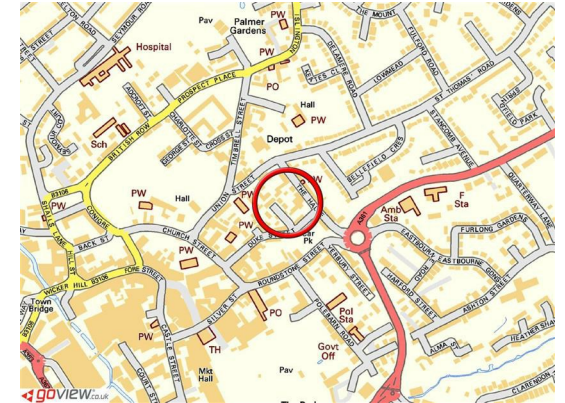
Tenure **Leasehold**
Council Tax Band **A**
EPC Rating

Ground Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



Total area: approx. 35.1 sq. metres (377.4 sq. feet)




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.