



Peddars Way, Holme Next The Sea, PE36 6LE

welcome to

Peddars Way, Holme Next The Sea

**** AUCTION 11th JULY **** Chain free! A rare opportunity to purchase this characteristic, two bedroom cottage, located within the coastal village of Holme Next The Sea.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Accommodation:

Rear Porch

5' 9" x 6' 1" (1.75m x 1.85m)

Of brick & timber construction. Glazed windows to the sides & rear.

Open Plan Kitchen/ Living Area Living Space

14' 9" max x 12' max (4.50m max x 3.66m max)

Double-glazed windows to the front, side & rear.

Original fireplace. Three storage heaters.

Kitchen Space

7' 3" max x 10' 3" max (2.21m max x 3.12m max)

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink with mixer tap, and space for a freestanding cooker. There is also space & plumbing for a dishwasher. Stairs leading to the first floor landing. Double-glazed window to the rear.

Shower Room

Fitted with WC, wash hand basin & shower cubicle with electric shower. Electric fan heater. Window to the front with secondary glazing.

First Floor Landing

Stairs from the kitchen. Storage heater. Cupboard housing hot water tank & immersion heater. Skylight window.

Bedroom One

15' 4" max x 10' 1" max (4.67m max x 3.07m max)

Double-glazed windows to the front & rear. Built-in storage cupboards.

Bedroom Two

8' 9" x 10' 9" (2.67m x 3.28m)

Double-glazed window to the rear. Storage heater. Built-in wardrobes. Loft access.

Outside

To the front of the property, a gravelled driveway provides off-road parking for 3 cars & leads to the car port, whilst the large, shared front garden is mainly laid to lawn, alongside various plants & shrubs. To the rear of the property, you will find a charming courtyard garden which is mainly laid to paving. From here, you can access the studio space which holds potential to be used as an additional reception area, as well as the utility space.

Studio Space

12' 5" max, narrowing to 10' 4" x 12' 1" (3.78m max, narrowing to 10' 4" x 3.68m)

Glazed window. Glazed door. With power & lighting. This space is ideal for use as a studio, hobby space, home gym or even a home office. The space also holds potential for an additional bedroom space subject to the correct planning permissions being granted (if required).

Utility Space

10' 4" x 11' 11" (3.15m x 3.63m)

Glazed window. Glazed door. Space & plumbing for a washing machine & wash hand basin. With power & lighting.

Agent's 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.

There is an existing Right of Way at the property, please enquire with the branch for further details. Waste from the property is served by septic tank of private supply & heating to the property is served by storage heaters. Please contact the branch for more details if required.



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Peddars Way, Holme Next The Sea

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom period cottage within a conservation area
- Chain free!

Tenure: Freehold EPC Rating: F

Council Tax Band: B

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106394 - 0010

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