



Shakespeare Avenue, guide price £220,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Bedroom semi-detached home.-
Driveway & Garage
- For Sale by Modern Auction T & C's
apply
- Subject to Reserve Price
- Separate Bathroom & WC





About the property

A great opportunity to acquire a property, here on the popular "Gardens" suburb of Penarth. A traditional semi-detached family home with a garage to the side and a good size garden at the rear. The property is in need of renovation, so ideal for you to be able to put your own stamp on. Call us now on 02920 703799 to arrange your viewing.

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 £300 inc VAT towards the preparation cost of the pack.

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.

N.B.

Agents 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.



Accommodation

Entrance Hall

The property is serviced via the main hallway with a staircase to the first floor landing, doors to living/dining room and kitchen to the rear.

Living/dining Room

13' 5" x 14' 4" into bay (4.09m x 4.37m into bay)
A through living/dining room with a bay to the front, doors from the hall and into the kitchen, lots of natural light flowing through and access to the sun room at the rear.

Dining Area

10' 6" x 7' 11" (3.20m x 2.41m)

Kitchen

10' x 11' 5" (3.05m x 3.48m)
A rear aspect room with a pantry and side door out to the out buildings, garden and rear of garage.

Landing

With doors off to bedrooms, bathroom and separate wc.

Bedroom 1

12' 10" x 11' 8" (3.91m x 3.56m)
A good size double bedroom to the front elevation.

Bedroom 2

9' 7" x 11' 7" (2.92m x 3.53m)
A large double room overlooking the rear garden.

Bedroom 3

9' 6" x 7' 11" (2.90m x 2.41m)
A front aspect room with an over stair store cupboard housing a modern gas fired combi boiler serving the domestic hot water and central heating.

Bathroom

With bath and wash basin, window to side.

Wc

A separate wc.

Outside

To the front, the property is approached via a private gated drive leading to the garage and path to the front door. the front garden is enclosed. To the rear is a good size garden enclosed and offering a good degree of privacy from the rear.

Garage

It is always a good to find a property with a garage. This one is attached at the side with a courtesy door to the rear.

Outbuildings

There are 2 brick built outbuildings to the side of the property.



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Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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