



Heath Terrace, Porth

guide price £110,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- COUNCIL TAX BAND A
- EPC Rating: D



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About the property

A rare opportunity to purchase this end-of-terrace house on Heath Terrace, Porth where they do not come up often! Recently refurbished throughout, this property can offer a perfect blank canvas for its next owners to add their own stamp. Also benefiting from a new heating system throughout the house. In a good location close to Porth where there are plenty of local amenities along with transport links via Porth Train Station. This property would make an ideal first-time purchase and viewings are highly recommended to appreciate all it can offer.

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.

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.

Accommodation

Entrance Hallway

Carpeted flooring, ceiling light.

Reception Room

21' 2" max x 13' 1" max (6.45m max x 3.99m max)
Double glazed window to front, ceiling light.

Kitchen

10' 2" max x 11' max (3.10m max x 3.35m max)
Wall and base units with countertop over, integrated gas oven with four ring gas hob over, stainless steel sink with drainer, double glazed window to side, ceiling light.

Utility Space

4' 6" max x 7' 5" max (1.37m max x 2.26m max)
Double glazed window to rear, ceiling light.

Stairs To First Floor Landing

Carpeted stairs to first floor landing, ceiling light, double glazed window to rear.

Bedroom 1

12' 5" max x 8' 9" max (3.78m max x 2.67m max)
Double glazed window to front, ceiling light.

Bedroom 2

9' 4" max x 7' max (2.84m max x 2.13m max)
Double glazed window to front, ceiling light.

Bathroom

8' 6" max x 10' 8" max (2.59m max x 3.25m max)
Three piece suite comprising w/c, wash basin and bath with wall mounted electric shower, double glazed window to rear, ceiling light.

External

To the front, small courtyard with steps leading from pedestrian footpath to front door with side access leading into rear garden. To the rear, a tiered garden.