



Woodfield Terrace, Porth

guide price £70,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax Band - A
- No Onward Chain
- Ideal First-Time Purchase or Investment Opportunity
- Three Generous Bedrooms
- Spacious Living Area



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About the property

A charming mid-terrace house situated on Woodfield Terrace, Porth. An ideal first-time purchase or investment opportunity sold with no onward chain.

Accommodation

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.

Reception Room

22' 7" max x 14' 5" max (6.88m max x 4.39m max)
Enter via front door into reception room, carpeted flooring, ceiling light, window to the front aspect. Access into kitchen and bathroom and stairs to first floor landing. Access into store room that houses the properties meters.

Kitchen

10' 9" max x 8' 5" max (3.28m max x 2.57m max)
Base units with countertop over, space for gas hobs, stainless steel sink with drainer, window to the rear, door leading out to rear garden, ceiling light.

Bathroom

10' 9" max x 4' 10" max (3.28m max x 1.47m max)
Three-piece suite comprising w/c, bath and wash basin, ceiling light, window to rear.

Stairs To First Floor Landing

Carpeted stairs leading to first floor landing, window to the front, ceiling light.

Bedroom 1

10' 3" max x 8' 8" max (3.12m max x 2.64m max)
Carpeted flooring, ceiling light, window to the front.

Bedroom 2

11' 5" max x 7' 1" max (3.48m max x 2.16m max)
Carpeted flooring, ceiling light, window to the rear.

Bedroom 3

8' 1" max x 6' 6" max (2.46m max x 1.98m max)
Window to the rear, ceiling light, carpeted flooring,

External

To the front, steps leading from pedestrian footpath to front door, small courtyard to the front. To the rear, patio area enclosed and private.

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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