



3 Oakfield Terrace Auction Starting Bid: £140,000
Northam, Bideford, Devon EX39 1DS

HARDING & CO
ESTATE AGENTS & VALUERS

**Sold via Secure Sale online bidding.
Terms & Conditions apply.**

Starting Bid £140,000

A 3 bedroom mid terrace house in need of refurbishment throughout. The accommodation currently comprises of lounge/diner, kitchen, ground floor bathroom & understairs storage space plus three first floor bedrooms. There is an unusually generous rear garden with brick built store and access to a large and convenient parking area.

Vacant – No Chain.

The village of Northam benefits from a good range of shops catering for day to day needs, library, Junior School, Health and Dental Centres, Leisure Centre and the Burrows Country Park offers many attractive walks and stunning vistas. Nearby is Westward Ho!, with its long sandy beaches and championship Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 2 miles distant.



Services: Mains water and electric. No heating installed currently.

Energy Performance Certificate: TBC
Council Tax Banding: A

Directions:

From Bideford Quay proceed in the direction of Northam and Westward Ho! and pass straight over the Heywood roundabout. After a short distance take the right hand turning signposted Northam. Proceed down through the village square and bear right into Sandymere Road then immediately right into Diddywell Road. This property can be found on the right-hand side on the by Oakfield Terrace.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

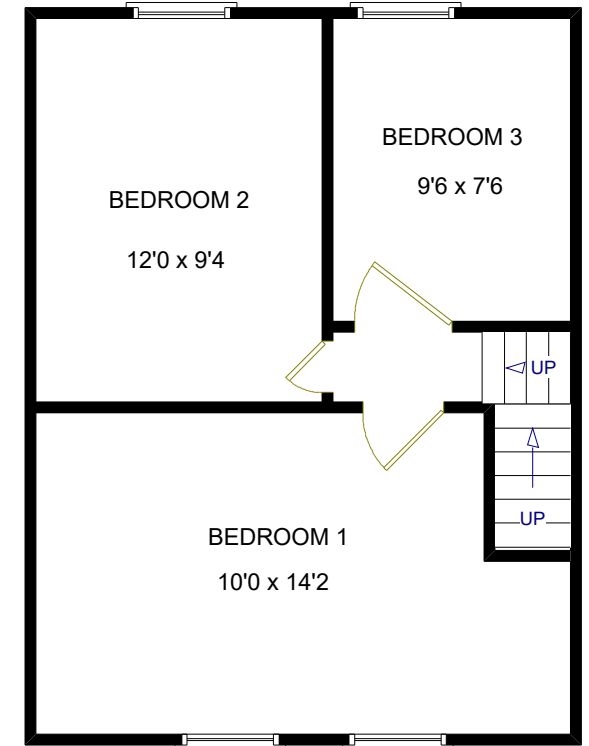
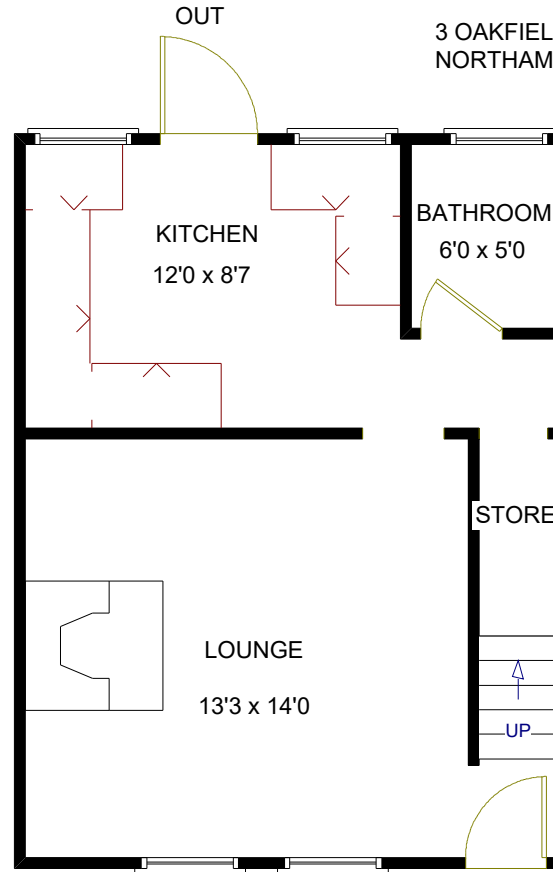
A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

