

for sale

guide price **£90,000**



## Ely Close Toothill Swindon SN5 8DB

**NO ONWARD CHAIN!** This modern ONE BEDROOM FIRST FLOOR APARTMENT Located in the established residential of TOOTHILL WEST SWINDON.



# Ely Close Toothill Swindon SN5 8DB

## 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.

## Accommodation Details

### Entrance Hall

Access to the front of the property. Access to bedroom, lounge/diner and bathroom. Storage cupboards.

### Lounge/Diner

20' 4" x 9' 3" ( 6.20m x 2.82m )

Double glazed window to the rear and side aspect. Access to the kitchen. Television point. Radiator.

### Kitchen

8' 8" x 5' 9" ( 2.64m x 1.75m )

Double glazed window to the side aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Integrated electric hob, oven and cooker hood. Tiled splash back. Space and plumbing for washing machine.

### Bedroom One

14' 7" x 9' 3" ( 4.45m x 2.82m )

Double glazed window to the front aspect. Loft access Radiator.



## **Bathroom**

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, panelled bath with shower over and sink. Fully tiled to all areas.

## **External Features**

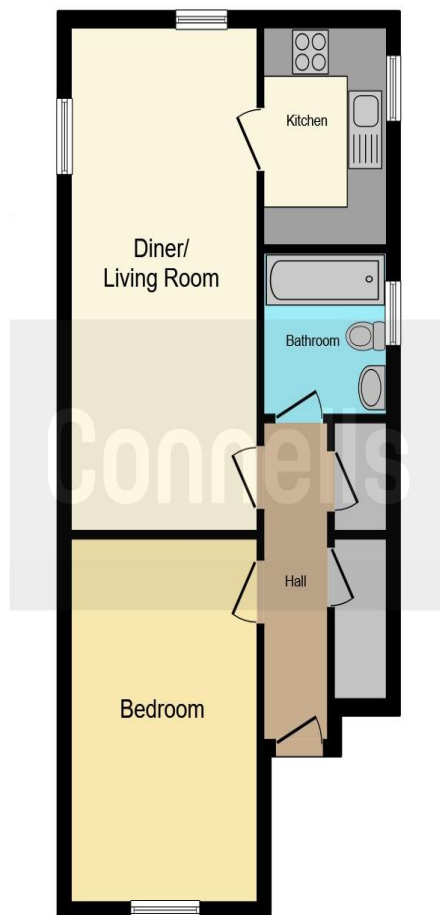
### **Parking**

Communal parking









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](http://www.focalagent.com)

To view this property please contact Connells on

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Unit B11 North Swindon District Centre Thamesdown Drive  
SWINDON SN25 4AN

Property Ref: SDN312557 - 0002

**Tenure:** Leasehold

**EPC Rating:** C

**[view this property online connells.co.uk/Property/SDN312557](http://connells.co.uk/Property/SDN312557)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Feb 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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