



Cerivale Bungalow

guide price £260,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow
- Panoramic Countryside Views
- No Ongoing Chain
- Garage
- Solar Panels
- EPC Rating: C



 3  1  1



About the property

Boasting spectacular panoramic views of the surrounding village and countryside is this elevated 1970's 3 bedroom detached bungalow offered for sale with no ongoing chain. We have been advised by the current owner that the property sits on approximately 0.45 acres of fully enclosed land which offers potential to extend the property subject to relevant planning and permissions. The layout briefly comprises; entrance hall, lounge/ diner, kitchen, 3 bedrooms and family shower room. Externally the property benefits an outbuilding which can provide flexible accommodation such as utility space or the option for home working. Further features include a log burning stove, solar panels, garage, parking and a caravan to remain. Please call to arrange a viewing or request 24/7 on our website.



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Entrance Porch

Entrance Hall

Lounge/Diner

19' 7" max x 19' 2" max (5.97m max x 5.84m max)
feature log burner

Kitchen

13' 7" max x 11' 2" max (4.14m max x 3.40m max)

Bedroom 1

13' 3" x 11' 1" (4.04m x 3.38m)

Countryside views

Bedroom 2

13' 3" x 9' 2" (4.04m x 2.79m)

countryside views

Bedroom 3

11' 1" x 9' 9" (3.38m x 2.97m)

Shower Room

shower unit, wash hand basin and w.c.

Outbuilding

17' 5" max x 7' 5" max (5.31m max x 2.26m max)
divided into 2 sections currently for storage and utility space. Electricity supply. Boiler housed here. loft access which is boarded for storage and versatile space creating flexible accommodation.

Double Garage

19' 4" max x 16' 9" max (5.89m max x 5.11m max)
Roll top door to access with electricity supply.

Outside

Entrance to the property via gates into parking area ideal for multiple vehicles. A caravan to remain and fully enclosed garden space that wraps around the property. Advised by the current owner that there is approximately 0.45 of an acre to surround the property.

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Floorplan



Ground Floor

Total floor area 102.2 m² (1,100 sq.ft.) approx

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.propertybox.io



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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