



Devon Drive

Willington DL15 0AY

By Auction £55,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Devon Drive

Willington DL15 0AY



- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £55,000
- EPC Grade D
- Two Double Bedrooms

- Two Bedroom Semi Detached
- Gas Central Heating
- Driveway To Front

- Rear Garden
- CHAIN FREE
- Call To View Today !!!

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Situated in Willington this two bedroom detached house presents an excellent opportunity for those seeking a comfortable and inviting home. This property is chain-free, making it an ideal choice for a smooth and hassle-free purchase.

The house features a well-proportioned reception room that welcomes you with warmth and light, perfect for relaxing or entertaining guests. The kitchen, located at the rear, is designed for practicality and convenience, providing a lovely space for culinary creations.

Upstairs, you will find two spacious bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is also situated on the first floor, ensuring easy access for all residents.

Outside, the property boasts a rear garden, ideal for enjoying the fresh air or hosting summer gatherings. Additionally, there is a front driveway that accommodates parking for one vehicle, adding to the convenience of this lovely home.

This semi-detached house on Devon Drive is perfect for first-time buyers, small families, or those looking to downsize. With its appealing features and prime location, it is a property not to be missed.

GROUND FLOOR

Entrance Hallway

Via upvc double glazed door and stairs to first floor.

Lounge

15'0" x 10'11" (4.584 x 3.334)

Having central heating radiator and upvc double glazed window to front.

Kitchen

14'5" x 6'1" (4.396 x 1.868)

Fitted with a range of wall and base units having contrasting work surfaces over, integrated electric oven and hob with extraction hood over, plumbing for washing machine, integrated fridge freezer, central heating radiator, under stairs storage cupboard housing the gas boiler and rear entrance door.

FIRST FLOOR

Landing

With a central heating radiator and upvc double glazed window to side.

Bedroom One

11'1" x 11'0" (3.380 x 3.377)

With storage cupboard, central heating radiator and upvc double glazed window to front.

Bedroom Two

10'3" x 8'4" (3.143 x 2.562)

Having central heating radiator and upvc double glazed window to rear.

Bathroom/WC

Fitted with a panelled bath having electric shower and screen over, wc, wash hand basin set to vanity unit and chrome heated towel rail.

Externally

Externally to the rear of the property there is an enclosed garden and leads round the side area, whilst to the front a block paved driveway, providing off road parking facilities.

Auctioneers Comments

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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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 up to 6% inc VAT (subject to a minimum which could be up to £7,200 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.

Energy Performance Certificate

To view the Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9330-2556-8000-2400-6015>

EPC Grade - D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 10000Mbps Highest available upload speed 10000Mbps

Mobile Signal/covrage: We recommend speaking to your local network provider

Council Tax: Durham County Council, Band: A. Annual price: £1,682.44 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

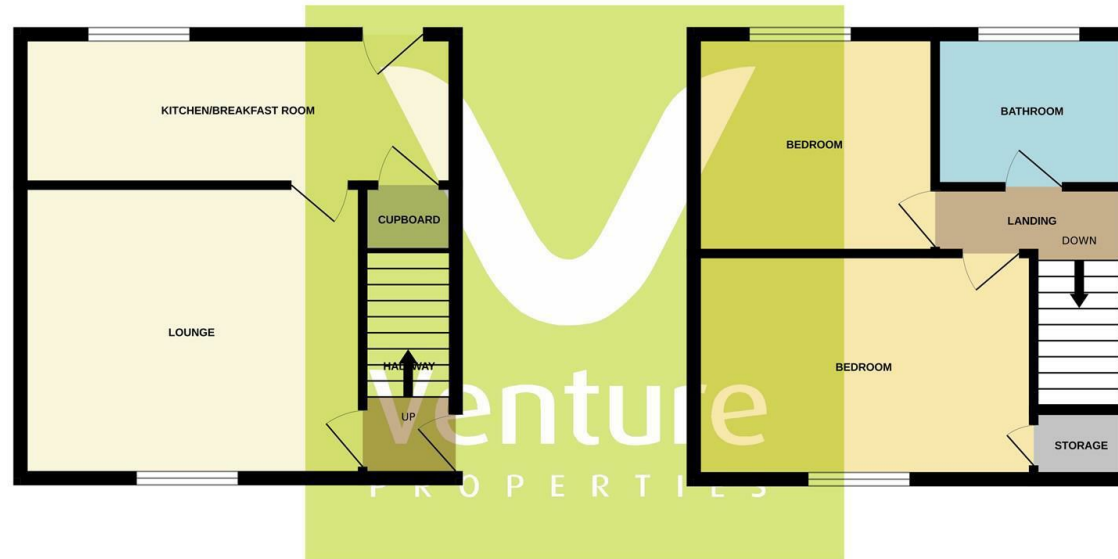
Flood Risk: Very low risk of surface water flooding and flooding from rivers and the sea.

Disclaimer

The preceding details have been sourced from the seller, OnTheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crock) Limited cannot accept liability for any information provided.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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