

**SAMPLE
MILLS**



**Abbotshill Park
Totnes Road
Abbotskerswell
Newton Abbot
Devon**

Guide Price: £25,000





Abbotshill Park, Totnes Road, Abbotskerswell,
Newton Abbot, Devon

Guide Price: £25,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £25,000.

A static mobile home situated in the popular area of Abbotskerswell, providing easy access for Newton Abbot town centre and also on the main road to Totnes. The property is situated in a popular location and is sold with NO CHAIN.

The accommodation internally comprises entrance vestibule, lounge, kitchen/breakfast room, bathroom and bedroom.

The property has allocated parking and viewing is highly recommended for those seeking one of these spacious mobile units situated in the sought after area of Abbotskerswell which provides easy access for all local amenities.



uPVC double glazed door to:

Entrance Hallway

Doors off to:

Bedroom 1 - 3.10m x 2.40m (10'2" x 7'10")

Single panelled radiator. TV point. Double glazed windows looking over the front.

Bathroom

Comprising 3 piece suite. Panelled bath. Low level w/c. Wash-hand basin. Shaver light and socket. Obscure double glazed window. Part tiled walls. Fitted Mira shower.

Kitchen/Breakfast Room - 2.90m x 2.80m (9'6" x 9'2")

A range of fitted base units with worktop surface areas. A range of wall mounted cupboards. Gas cooker point. Plumbing for washing machine. Stainless steel drainer 11/2. uPVC double glazed windows to the rear. Double panelled radiator. Glazed door through to:

Lounge - 3.10m x 2.97m (10'2" x 9'9")

Double panelled radiator. Feature fireplace, tiled surround, mantle over and hearth. Built-in storage cupboards housing the wall mounted gas boiler serving hot water and central heating. Feature uPVC double glazed bay window looking to the side with recess sill. Double glazed window to the front. uPVC double glazed door with stained glass windows.

Agent's Note

Council Tax: Band 'A'

EPC Rating: Exempt

Long Term Flood Risk: Very Low

Auctioneers 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.

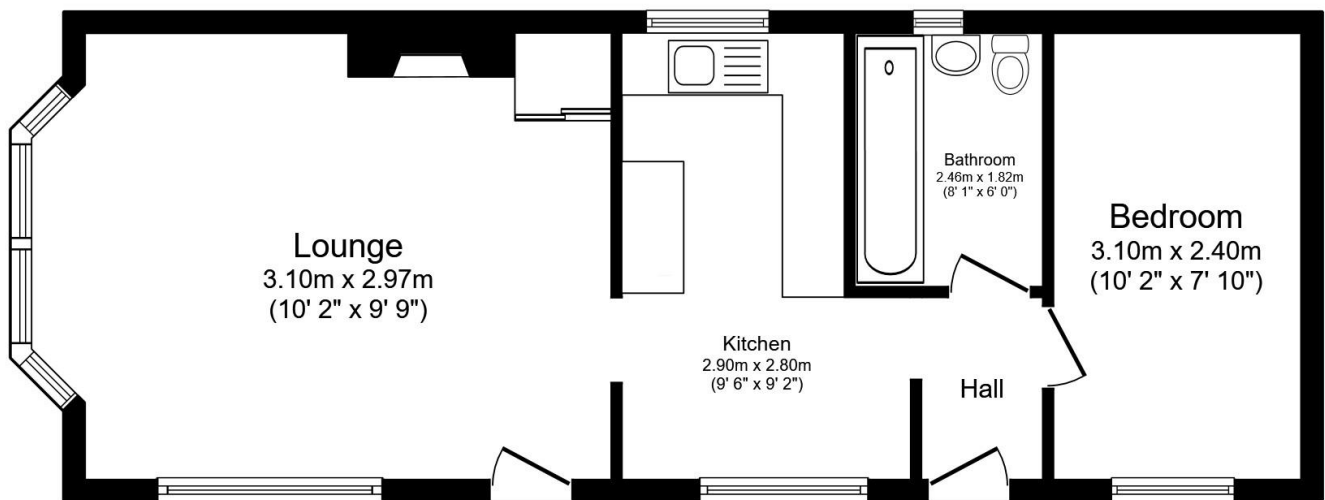
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. 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.





Floor Plan

Total floor area: 52.3 sq.m. (563 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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