



26 Gold Street, EX16 6PY
By Auction £115,000

Welden 
Edwards
Supporting your every move

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



Description

For Sale via Online Unconditional Auction

Upon entering this beautifully presented apartment, you are welcomed by a spacious entrance hall that provides access to all principal rooms.

To the right is the family bathroom, a well-designed and stylish space featuring a modern suite comprising a bath with shower over, complemented by contemporary finishes and a heated towel rail.

Adjacent to the bathroom is the second bedroom, a cosy and characterful room enhanced by a charming window that fills the space with natural light. Across the hallway, the impressive principal bedroom offers generous proportions and ample space for a range of bedroom furniture. Exposed beams add character and perfectly complement the property's attractive finish.

The standout feature of the apartment is the superb L-shaped open-plan living area. Upon entering, you are greeted by an attractive electric fireplace with a decorative mantel above, creating a warm and inviting focal point. Roof windows flood the room with natural light, enhancing the sense of space and showcasing the property's high-quality presentation.

At the end of the room is a comfortable lounge area, ideal for relaxing and entertaining family and friends. Flowing seamlessly from the living space is the immaculate kitchen/dining area. The thoughtfully designed U-shaped kitchen cabinets offers an abundance of worktop space, alongside a range of stylish wall and base units. Integrated appliances include an electric oven, hob and extractor hood, while there is also space and plumbing for a washing machine and room for a fridge-freezer. The dining area comfortably accommodates a good-sized table, creating the perfect setting for both everyday dining and social occasions.

This modern, low-maintenance apartment presents an excellent opportunity for first-time buyers, downsizers and investors alike.

Council Tax, Services & Tenure

Mains Water & Electric

Leasehold - 999 Years From

Council Tax Band - A

Service Charge: £50 per month.

Ground Rent: £20 per year.

Ofcom Broadband Speeds: Standard 23mbps

Ofcom Mobile Signal: O2 Limited, Vodafone Three & EE - Likely

Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

Auctioneers Comment

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.

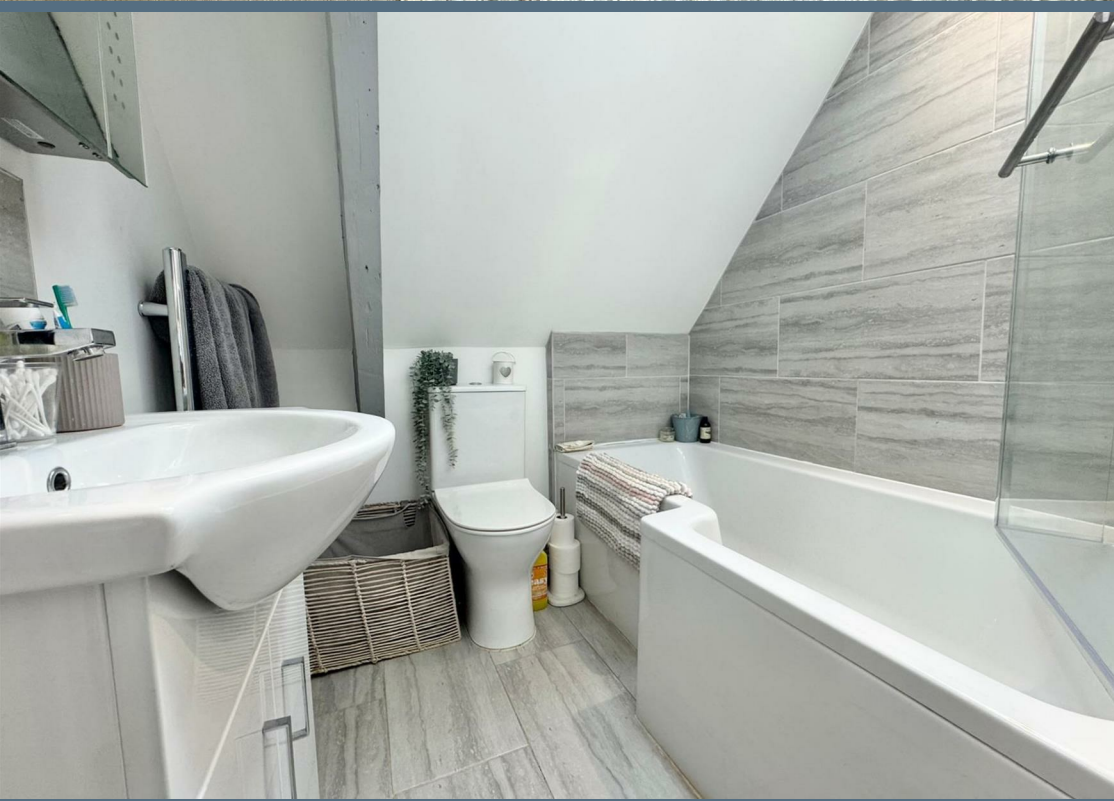
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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.

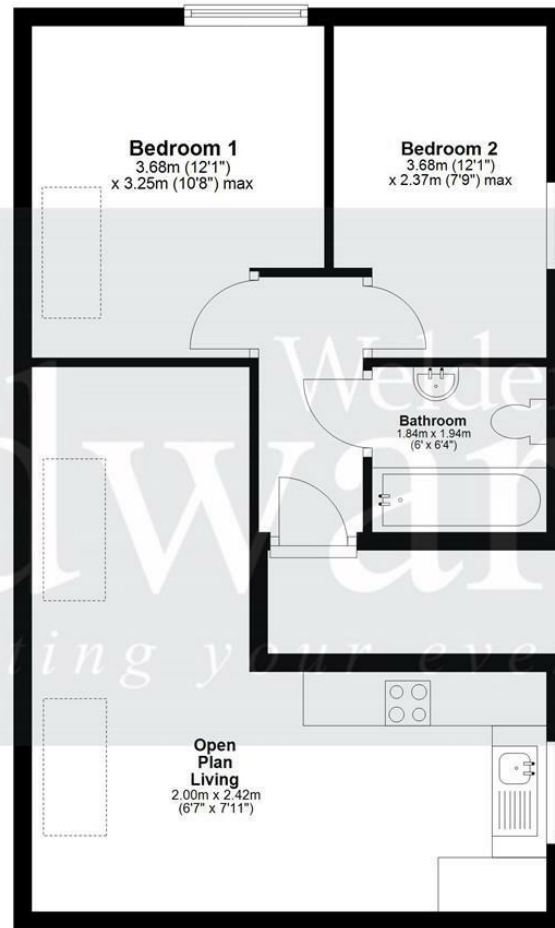
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





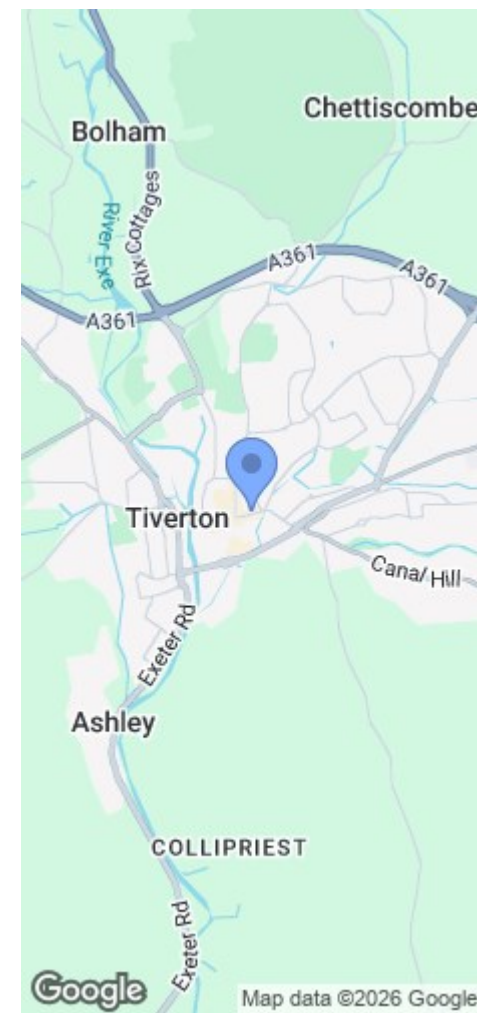
Ground Floor

Approx. 51.2 sq. metres (550.6 sq. feet)



Total area: approx. 51.2 sq. metres (550.6 sq. feet)

This plan is for guidance only and is not to be relied upon.
Measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	