

for sale

guide price **£80,000**



## Dauntsey House Bentham Close Westlea Swindon SN5 7FR

**NO ONWARD CHAIN!** This **ONE BEDROOM GROUND FLOOR FLAT** is the perfect choice for someone looking to secure a modern home in a desirable location. **ALLOCATED PARKING** with the property. Private garden with gated access. Located in **WESTLEA WEST SWINDON**



# Dauntsey House Bentham Close Westlea Swindon SN5 7FR

## 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.

## Accommodation Details

### Lounge

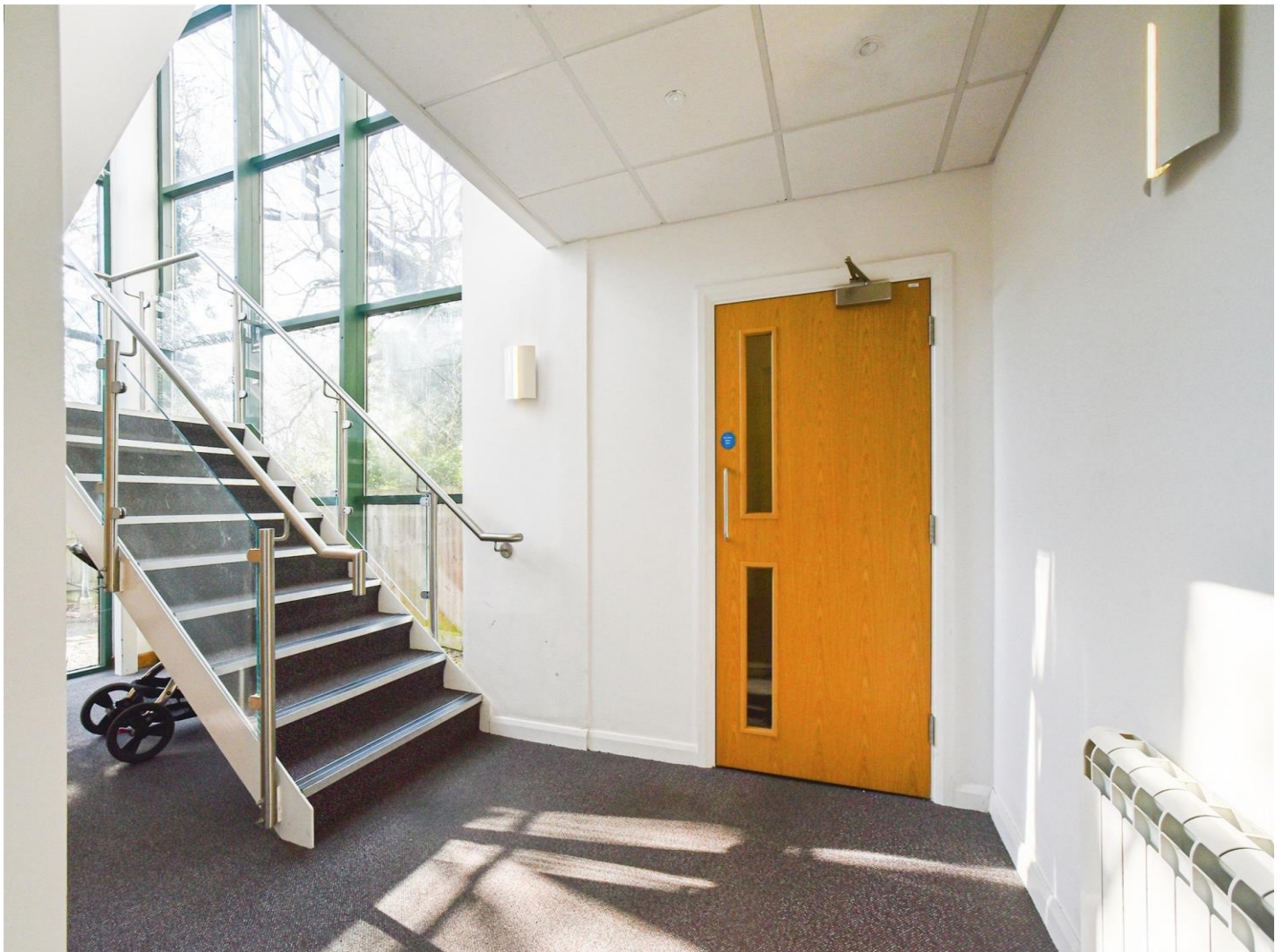
17' 4" x 11' 11" ( 5.28m x 3.63m )

Double glazed window to the side aspect. Storage Heater

### Kitchen

10' 1" x 9' 6" ( 3.07m x 2.90m )

Storage Heater. Fully fitted kitchen with a range of wall and base units comprising of cupboards and drawers. Induction hob with electric oven and extractor over. Integrated Fridge. Dual Stainless Steel Sink



**Bedroom One**

12' 11" x 12' 10" ( 3.94m x 3.91m )  
Double glazed window to the side aspect. Storage. Radiator.

**Bathroom**

Three piece suite comprising of panelled bath with shower and screen over. W/C and Wash Hand Basin. Radiator.

**External Features**  
**Rear Garden**

Mainly laid to lawn. Low fenced borders. gated access.

**Parking**

Allocated Parking Space









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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**E [swindonnorth@connells.co.uk](mailto:swindonnorth@connells.co.uk)**

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

Property Ref: SDN314425 - 0002

Tenure:Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 1403.00

Ground Rent: 200.00

**view this property online [connells.co.uk/Property/SDN314425](http://connells.co.uk/Property/SDN314425)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2013. 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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