

**SAMPLE
MILLS**



**Western Road
Newton Abbot
Devon**

Guide Price £100,000

FREEHOLD





**Western Road, Newton Abbot,
Devon**

Guide Price £100,000 Freehold

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000.

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.

This is a converted End of Terrace property situated just off the town centre, in need of some refurbishment, that could either be used as an investment property, which it has been until recently, or converted back into a freehold dwelling. The property is in need of renovation.

The accommodation downstairs comprises 2 receptions and a kitchen. Upstairs there are 2 bedrooms, one is arranged as a kitchen, and a bathroom.

The property has a rear courtyard garden.

The property benefits from part gas central heating, double glazing and is being sold with NO CHAIN.



uPVC double glazed door to:

Entrance Hallway

Door off to:

Dining Room – 3.60m x 3.30m (11'10" x 10'10")

Fireplace. Steps down to:

Kitchen – 3.70m x 2.30m (12'2" x 7'7")

Base units. uPVC double glazed window. Wall mounted boiler. Cupboards. Door to rear yard.

Lounge – 4.10m x 3.60m (13'5" x 11'10")

Hexagonal room. Fireplace. Dual aspect windows.

Staircase to Landing

Bedroom 1 – 4.10m x 3.60m (13'5" x 11'10")

Hexagonal bedroom.

Kitchen (which could be converted back to a further bedroom No. 2) – 3.70m x 2.40m (12'2" x 7'10")

Bathroom and separate w/c

3 piece suite. Panelled bath with fitted shower. Wash-hand basin. Low level w/c.

Outside

The property has a rear courtyard garden.

Agent's Note

Council Tax Band: 'A' £1809.85

EPC Rating: 'E'

Long Term Flood Risk: Very Low

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.

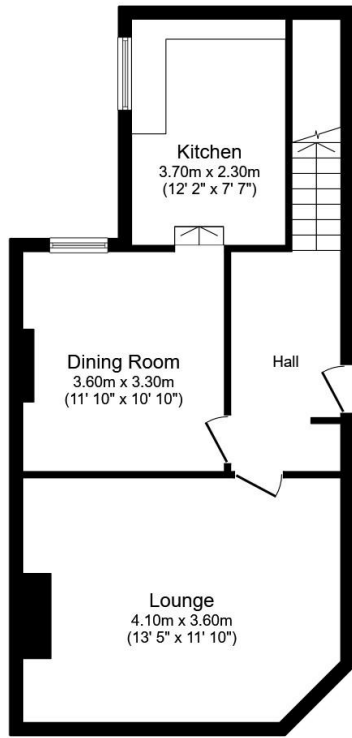
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.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

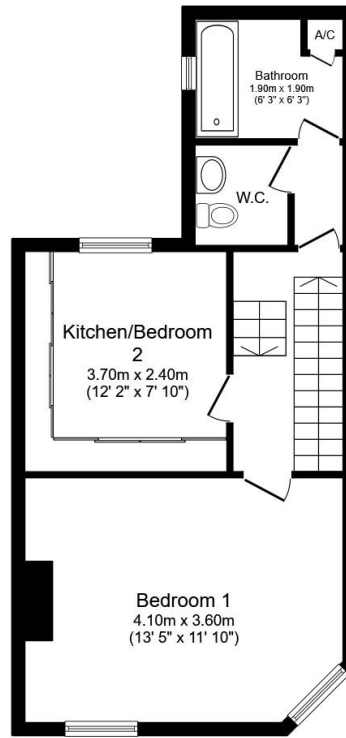
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation 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.





Ground Floor
Floor area 52.6 sq.m. (566 sq.ft.)



First Floor
Floor area 48.8 sq.m. (525 sq.ft.)

Total floor area: 101.4 sq.m. (1,091 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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.