



The Old Post Office, High Street, Potterne Devizes SN10 5NA

Welcome to

The Old Post Office, High Street, Potterne Devizes

A historic Grade II Listed 1600's former farmhouse and 1700's post office, full of character features. With courtyard garden and parking, it offers superb renovation potential including roof, heating and pipe repairs—an ideal project to restore its charm.

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.

Entrance Hall

Entrance hall featuring a radiator and access to the lounge, dining room, utility room, kitchen, and rear garden.

Lounge & Reading Room

Lounge with 2x windows to the front aspect, original fireplace, 2x radiators, and open-beam features.

Dining Room

Dining room with window to front aspect, original fireplace, original panelling from the 1700's, storage cupboards, and stairs leading to first floor.

Kitchen

Kitchen with 2x windows looking onto the garden, radiator, Rayburn cooker & boiler, electric oven & hob, and Belfast sink. Larder cupboard and stairs leading to first floor. Open-beam features and space for a large table & chairs in the centre.

Utility Room & Cloakroom

Utility room with window to rear aspect, Belfast sink, radiator, and access to w/c. Heated towel rail.

Landing

Access to attic rooms, bedroom 1, bedroom 3, and family bathroom.





Bedroom One

Window to front aspect, access to ensuite, bedroom 2, and landing. Original fireplace, and radiator.

En-Suite

Access via master bedroom.

Bedroom Three

Window to side, storage cupboards, airing cupboard, original fireplace, and radiator.

Bedroom Four / Study

Window to front aspect, radiator.

Family Bathroom

Access via landing. Heated towel rail.

Bedroom Two

Accessed via staircase from dining room. Window to front aspect, and radiator, with access to attic room.

En-Suite

Accessed via bedroom two.



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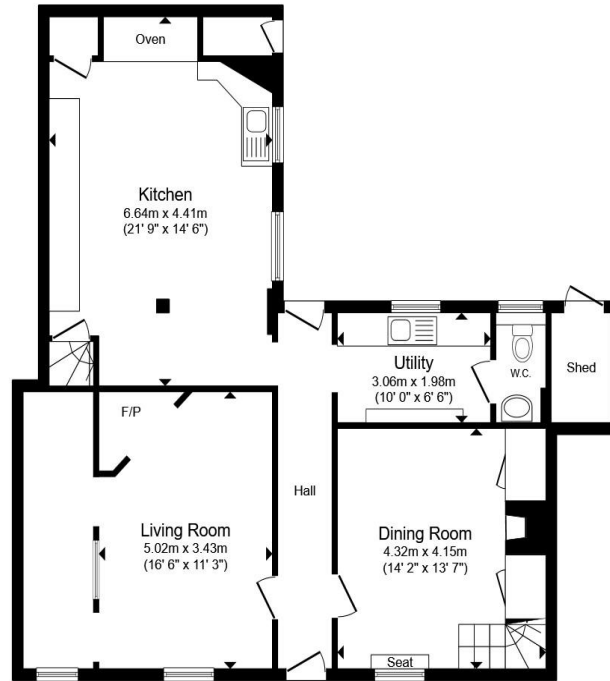
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Enchanting Grade II Listed homebuilt in the 1600's
- Rich heritage, built as a cattle farm, becoming the village post office in the 1700's

Tenure: Freehold EPC Rating: E

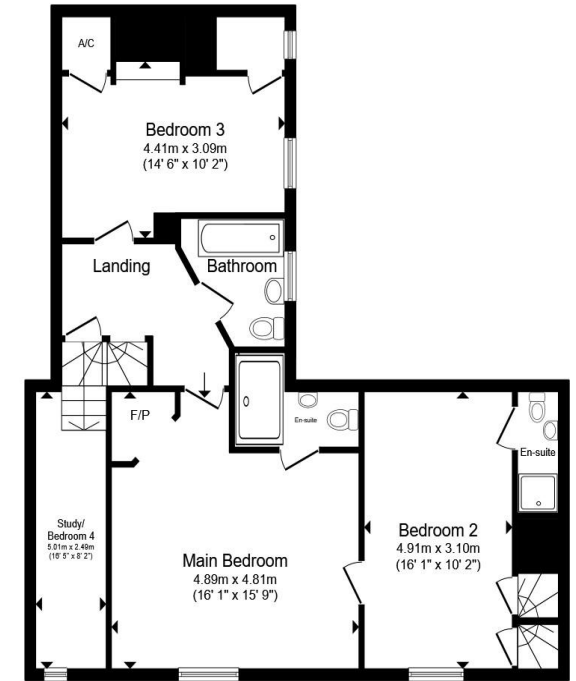
Council Tax Band: E

guide price

£200,000



Ground Floor



First Floor

Total floor area 172.6 m² (1,858 sq.ft.) approx

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.propertybox.io

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Property Ref:
DVZ107237 - 0019

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