



📍 13 Limes Place, Latton, Swindon, Wiltshire, SN6 6DR

🔗 Auction Guide £80,000

- For Sale by Online Auction
- Thursday 15th October 2026
- Lot 04
- Guide Price £80,000+

🏠 Leasehold

🏠 EPC Rating



LOT 04
FOR SALE BY ONLINE AUCTION
THURSDAY 15th OCTOBER 2026
GUIDE PRICE £80,000+

Spacious 2 bedroom first floor flat in need of modernisation situated in the extremely popular village of Latton on the southern edge of the Cotswolds. The property would make an ideal investment or first time buy.

The accommodation comprises; entrance hall, living room, kitchen/dining room, 2 double bedrooms, bathroom and separate WC. The property has electric heating and double glazing.

Parking is available in a communal parking area on a 'first come first served' basis.

Leasehold - a new 999 lease will be created and further details will be available prior to the auction in the legal pack.

what3words:///refusals.pebbles.formal

For further information please go to our auction site.

Situation

Latton is a small and attractive rural village situated in north Wiltshire, close to the Gloucestershire border and within easy reach of the Cotswold Water Park. The village lies approximately 3 miles from Cricklade and 6 miles from Ashton Keynes, with the larger centres of Cirencester and Swindon also readily accessible.

The surrounding area is characterised by attractive open countryside, waterways and farmland, providing excellent opportunities for walking, cycling and other outdoor pursuits. Local amenities can be found in the neighbouring villages and nearby towns, with further shopping, leisure and recreational facilities available in Cirencester, Swindon and Malmesbury.

The A419 provides good road access towards Swindon and Cirencester, with the M4 accessible to the south. Kemble railway station is also within convenient driving distance, providing rail services towards London Paddington and the West Country.

Viewings

To arrange a viewing, contact: Auction Office

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

Online Auction

In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security deposit. Strakers are required by law to carry out an online anti-money laundering check on all persons wishing to bid. In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability.

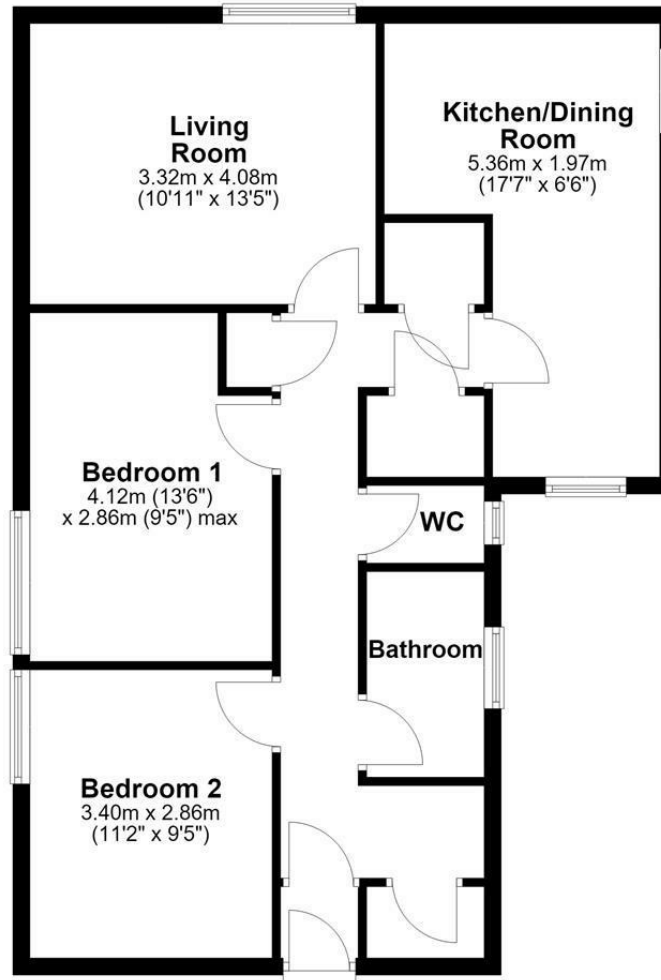
When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.



First Floor

Approx. 70.4 sq. metres (757.6 sq. feet)



Total area: approx. 70.4 sq. metres (757.6 sq. feet)

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.