



14 Douglas Road, Tonbridge, Kent, TN9 2ST

Auction Guide Price £520,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Semi Detached Property \* Yield of Approximately 11% \* Six Rooms \* One Room with En-suite \* Rear Garden \* EPC Rating E : Council Tax Band D- £2,356.17 PA \***

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £520,00. The property is being sold with the benefit of established tenants currently occupying under an HMO. It offers a yield of approximately 11% based on the starting bid and presents a rare opportunity to acquire a proven, income-generating investment. The property comprises six rooms, a rear garden, a shared bathroom, a separate WC, and one bedroom with an en-suite. Early viewing is strongly recommended due to anticipated investor demand

**Front**

To the front of the property is a paved patio area with step leading to canopied entrance porch.

**Entrance**

Access is via a canopied entrance porch with door leading to entrance hall.

**Bedroom 1**

Double glazed bay window to front, feature fireplace and radiator.

**Bedroom 2**

Double glazed door to rear with matching side windows, built in storage cupboard in chimney recess and radiator.

**Kitchen**

Double glazed window to side, one and a half bowl stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, free standing fridge freezer, electric range cooker with extractor fan over, washing machine, under counter fridge freezer, wall mounted boiler, ceramic wall tiling and tiled flooring,

**First Floor Landing**

Doors to W/C, bathroom, bedrooms 3,4 &5, door to stairs leading to bedroom 6.

**Bedroom 3**

Double glazed window to rear and radiator.

**Bedroom 4**

Double glazed window to front, alcove housing water tank and radiator.

**Bedroom 5**

Double glazed window to front and radiator.

**Bedroom 6**

Accessed via door from first floor landing with stairs leading into room. Two double glazed Velux windows to rear, shower cubicle and low level W/C with inset hand wash basin and radiator.

**Rear Garden**

to the rear of the property is a raised decked area with steps leading down to the remainder of the garden which is mainly laid to stone shingle with patio slabs, timber shed, side pedestrian access and outside water tap.





#### **Auctioneers Additional Comments**

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. 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 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.

**Tenure**  
Freehold

01732 808542

[sales@waghornandcompany.co.uk](mailto:sales@waghornandcompany.co.uk)

127 High Street, Tonbridge, Kent, TN9 1DH

[www.waghornandcompany.co.uk](http://www.waghornandcompany.co.uk)



Energy rating

14, Douglas Road  
TONBRIDGE  
TN9 2ST

Valid until  
6 November 2025

Certificate number  
9045-2825-6795-9405-4011

Property type

Semi-detached house

Total floor area

109 square metres

### Rules on letting this property

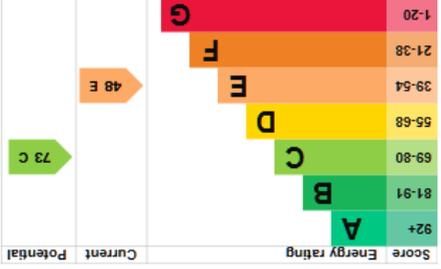
Properties can be let if they have an energy rating from A to E.

[You can read guidance for landlords on the regulations and exemptions.](#)

### Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

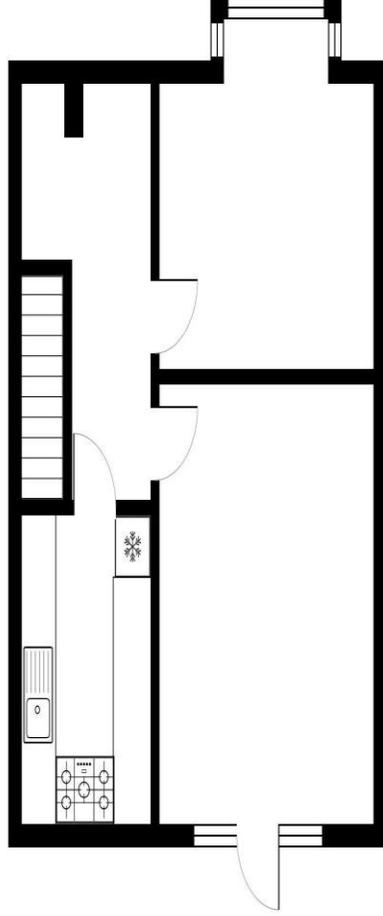


The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



This floor plan is for illustration purposes only and is not to scale

