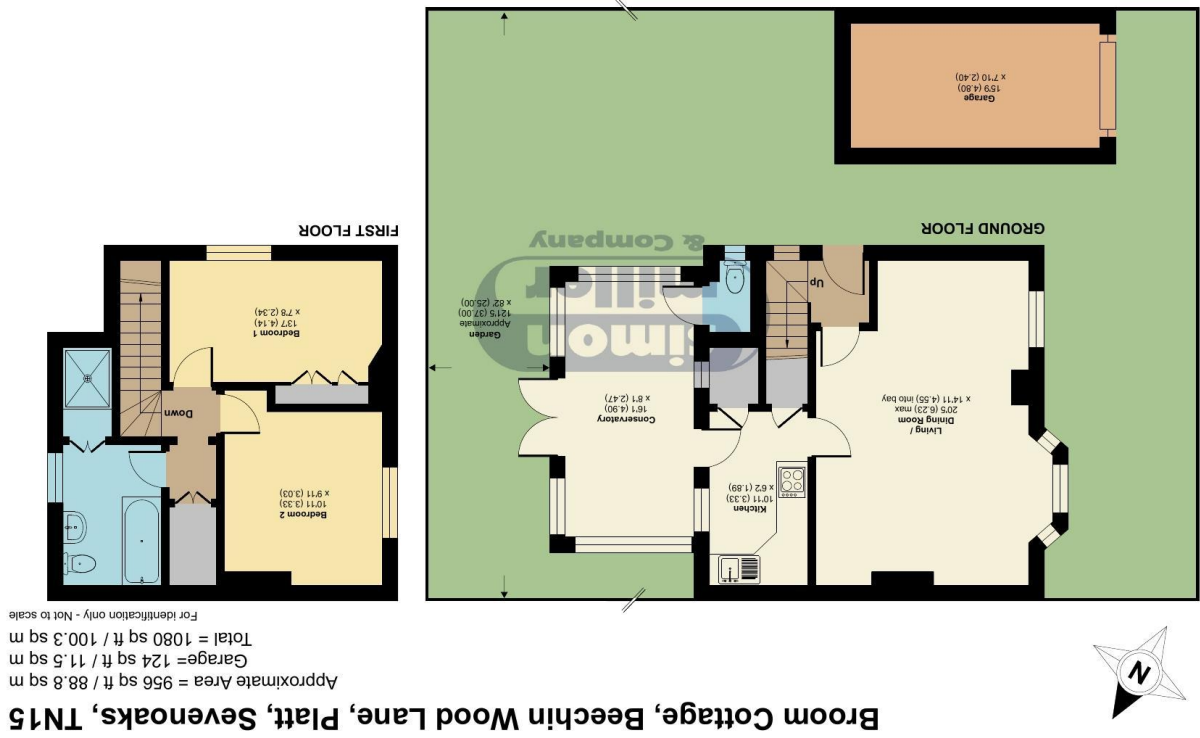




Broom Cottage, Beechin Wood Lane, Platt, Kent, TN15 8QN

STARTING BID: £270,000

EPC RATING: F





A fantastic opportunity to purchase a two bedroom cottage, set in a terrace of just four homes and located in an AMAZING countryside setting. This property does require a considerable amount of refurbishment, hence the auction sale route, BUT once undertaken it could make a wonderful family home or investment opportunity. There is also an extensive plot to side and rear, a detached garage and parking. The village of Platt offers the best of both worlds: peaceful village and countryside living with excellent schools, local amenities and convenient London commuter links, while being close to Sevenoaks and the wider Kent countryside.

Please contact the office to arrange a key accompanied viewing.

Modern Method of Auction:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are required to complete within 56 days (the Reservation Period). Interested parties' details will be shared with the Auctioneer (iamsold).

If buying with a mortgage, ensure your lender is satisfied with the property's condition before bidding. A Buyer Information Pack is available for £349.00 including VAT, which must be viewed before bidding.

The buyer will sign a Reservation Agreement and pay a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This fee reserves the property during the Reservation Period and is in addition to the purchase price, and is considered in Stamp Duty Land Tax calculations.

Optional services may be recommended by the Agent or Auctioneer. If taken, payment may be received from the service provider up to £450.00. These services are optional.

Freehold

EPC: F

Council Tax: D

Full Fibre Broadband



- **TWO BEDROOM END TERRACED HOME**
- **DOES REQUIRE CONSIDERABLE REFURBISHMENT**
- **FOR SALE BY MODERN AUCTION - T&C'S APPLY**

- **BUYERS FEE'S APPLY**
- **ONLINE BIDDING**
- **EXCLUSIVE COUNTRYSIDE SETTING**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

TH1308240826

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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