

James Douglas Sales and Lettings
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10 School Street, Wattstown, Porth

Starting Bid: £68,000.00



After entering through the front door you reach the entrance hallway, with flooring laid to laminate, stairs rising to the first floor and a door to the side, providing access to the lounge-diner. The generous lounge-diner benefits from a light and airy feel, with flooring laid to laminate, under-stairs storage cupboard and an opening to the rear, providing access to the kitchen. The kitchen benefits from matching wall and base units, also including a fitted electric oven, four ring gas hob, wall-mounted cooker hood, tiled splash backs, tiled flooring, stainless steel sink and drainer, spaces for a washing machine and fridge/freezer, a window to the rear aspect and door to the rear, providing access to the rear garden.

To the first floor, the spacious landing laid to carpet provides access to all bedrooms and the bathroom. Bedroom one is situated to the front of the first floor, with flooring laid to carpet, and a window to the front aspect. Bedroom two is situated to the rear of the first floor, with flooring laid to laminate and a window to the rear aspect. Bedroom three is situated to the front of the first floor, with flooring laid to carpet and a window to the front aspect. The first floor bathroom features a three piece suite, comprising; low-level W.C., pedestal wash hand basin and panelled bath with shower over. The bathroom also benefits from a window to the rear aspect, tiled splash backs and tiled flooring.

Externally, the property offers a low-maintenance, tiered front garden laid to decking. To

the rear, an enclosed, tiered garden laid to decking and lawn.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Entrance Hallway (Ground Floor)

Lounge-Diner (Ground Floor)

3.20m (10'6") x 6.30m (20'9")

Kitchen (Ground Floor)

4.10m (13'6") x 2.50m (8'3")

Landing (First Floor)

Bedroom One (First Floor)

2.20m (7'3") x 4.90m (16'1")

Bedroom Two (First Floor)

2.20m (7'3") x 4.20m (13'10")

Bedroom Three (First Floor)

1.90m (6'3") x 3.20m (10'6")

Rear Garden (Ground Floor)