

Auction Guide Price £130,000
4a and 6a Manchester Road, Exmouth, EX8 1DE



- **To Be Sold Via On Line Auction Thursday 17th September** • Investment Opportunity
- 2 Independent 1 Bedroom Flats • Both Have Living Room, Kitchen, Bedroom & Bathroom
- 4a AST £575pcm & 6a AST £700pcm (Tenant Served Notice) • Town Centre Location
- Level Walk To All Amenities • OPEN DAY VIEWINGS - CALL TO BOOK YOUR SLOT



Viewing Appointments

Friday 28th August - 11:30am until 12:00 Noon

Tuesday 1st September - 10:30am until 11:00am

Friday 4th September - 10:30am until 11:00am

Accommodation

4a

Ground floor: Private flat entrance.

First floor: Landing, kitchen, living room, bedroom, bathroom/WC.

6a

Ground floor: Private flat entrance.

First floor: Landing, kitchen, living room, bedroom, bathroom/WC.

Tenure

Freehold: 4 Manchester Road (including flat known as 4a).

Leasehold: 6a Manchester Road. 6a: The remainder of a 999 year lease dated from 1989 with a peppercorn ground rent.

Tenancy Information

4a: Let on an assured periodic tenancy with current rents reserved of £575pcm.

6a: Let on an assured periodic tenancy with current rents reserved of £700pcm. We understand that the tenants have served notice to end the tenancy. Buyers to refer to the auction Legal pack and make their own investigations in this regard.

Services

We understand all mains services are connected. Each flat is Council Tax Band A

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

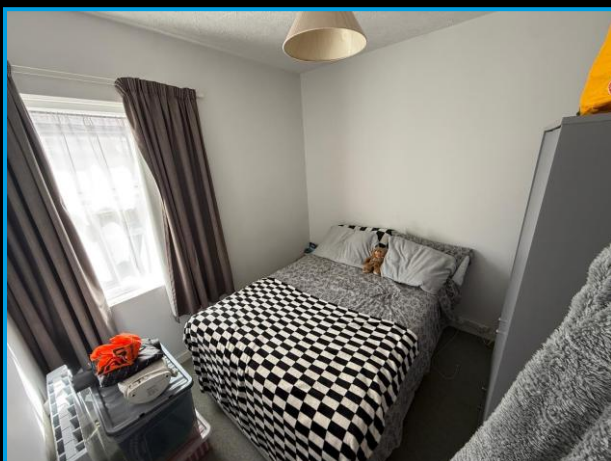
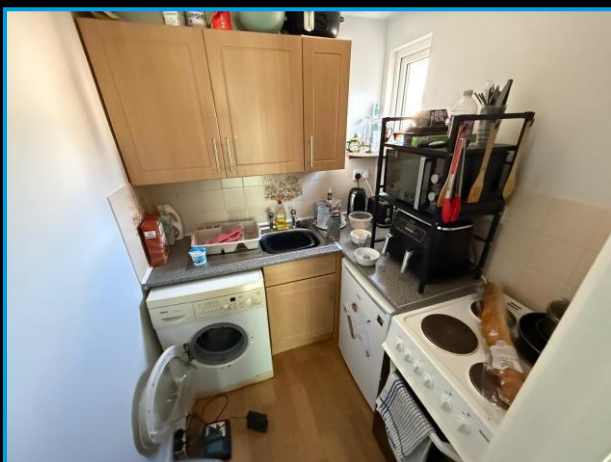
Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Traditional Auction

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

Pricing information

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a



Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo Auctions and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.

Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

Refreshing the page

To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information.

Disclaimer

All information relating to this property, including descriptions, pictures and other related information has been provided by 247 Property Auctions. All legal documents in relation to this property have been provided by the Vendor's solicitor. Neither Bamboo Auctions or any individual in employment with Bamboo Auctions makes any warranty as to the accuracy or completeness of any of the property information.

These particulars do not form part of any contract or offer. Buyers should not rely on them as statements of representation and should check that the information is correct by inspection or otherwise. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.

Auctioneers & Agents Note

Please check the auction pack and special conditions of sale in particular which may or may not detail additional charges or reimbursement costs being applicable. These are draft particulars and are awaiting vendors verification.

Price Information

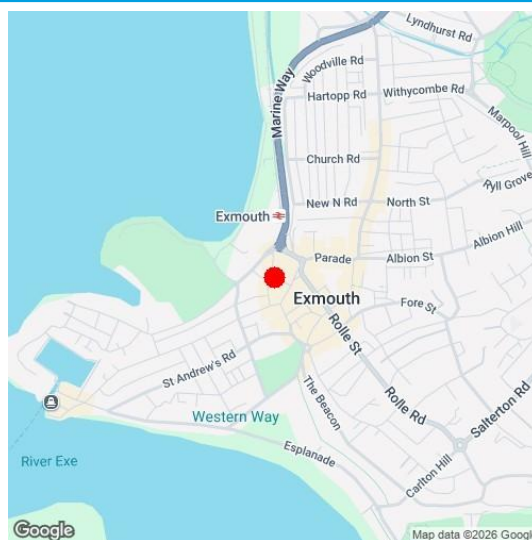
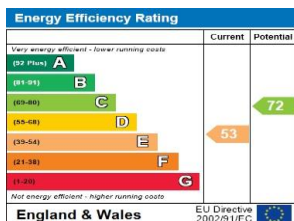
Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at www.247propertyauctions.co.uk or contact us on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!

Auction Legal Pack & Finance

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

Directions

On foot, from our prominent Town Centre office, walk down Rolle Street and across The Strand Gardens. Proceed into Manchester Road (towards Estuary car park), where the property will be found on the right hand side



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.