

Approximate Area = 1023 sq ft / 95 sq m
Limited Use Area(s) = 111 sq ft / 10.3 sq m
Total = 1134 sq ft / 105.3 sq m

For identification only - Not to scale

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STARTING BID: £270,000
EPC RATING: C





A unique 3/4 bedroom detached 'barn style' chalet home situated in a no-through-road and located within walking distance of Leybourne Lakes and a short drive to the M20 motorway network. The property offers flexible accommodation with three of the bedrooms offering en-suite facilities, (two of which are on the first floor), and to the exterior there are gardens to two sides, plus parking/driveway to the front. This home is being offered with no onward chain so please contact the office to arrange a key accompanied viewing.

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

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of 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 is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Freehold
Council Tax Band (E)
EPC Rating (C)
Standard and Superfast Fibre Broadband available



- A 3/4 BEDROOM DETACHED CHALET BUNGALOW
- WALKING DISTANCE TO PLEASANT WALKS AROUND LEYBOURNE LAKES
- SITUATED IN A NO THROUGH ROAD

- PARKING/DRIVEWAY TO FRONT
- GARDENS TO REAR AND SIDE
- NO ONWARD CHAIN

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

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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