



Taff Cottages, guide price £200,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sought-after location
- Easy public transport access
- Two spacious bedrooms
- Private parking
- Charming fireplace
- Council Tax Band D



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About the property

We are delighted to present this exceptional terraced house for sale, favourably located in a sought-after location with easy access to public transport links, local amenities, and nearby schools. The property offers an ideal home for first-time buyers and families alike.

The neutrally decorated house features a well-proportioned layout with comfortable living spaces. On the ground floor, you'll find a welcoming reception room, complete with a charming fireplace that adds a touch of warmth and character to the home.

The kitchen is a highlight of the property, filled with natural light and offering ample dining space. It is the perfect spot for family meals or entertaining guests. The kitchen has been maintained excellently, reflecting the overall high standard of the property.

The house benefits from two spacious bedrooms, providing plenty of room for a growing family or for accommodating guests. A bathroom completes the accommodation, offering a relaxing space to unwind after a long day.



Accommodation

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The

documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

01443 222851

talbotgreen@peteralan.co.uk

Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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