



**Heath View, Westleton Saxmundham IP17 3AT**

**welcome to**

**Heath View, Westleton Saxmundham**

Offered for sale with no onward chain, this spacious, four bedroom semi-detached has been refurbished to a high specification by the current owners.



## 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.

## Entrance Porch

Tiled floor, UPVC front door to...

## Hallway

With under stairs storage, stairs to first floor, door through to the...

## Living Room

11' 5" x 9' 7" ( 3.48m x 2.92m )

With feature fireplace, double glazed window to the front, archway through to the...

## Kitchen / Diner

21' 9" x 10' 7" ( 6.63m x 3.23m )

Double glazed patio doors to the rear. Double glazed window to the rear. Fitted with a range of wall and base mounted units with worktop and splashback over. Integral fridge/freezer, built-in microwave and oven, hob with extractor hood over, drainer sink with mixer tap. Smooth ceiling with inset spotlight, pendant lighting, wood effect flooring. Door to...

## Inner Hallway

With UPVC side entrance, doors leading to the...

## Utility Cupboard

5' 3" x 2' 6" ( 1.60m x 0.76m )

Plumbing for white goods.

## Cloakroom

With low level WC, Obscure double glazed window to the side.

## Bathroom

Accessed off the entrance hall. Two obscure double glazed windows to the side, panelled bath with screen and shower over, low level WC, vanity wash hand basin.

## First Floor Landing

Loft hatch, doors through to...

## Bedroom One

12' 7" x 10' 10" ( 3.84m x 3.30m )

Double glazed window to the rear.

## Bedroom Two

11' 7" x 9' 1" ( 3.53m x 2.77m )

Double glazed window to the rear.

## Bedroom Three

9' 10" x 9' 6" ( 3.00m x 2.90m )

Double glazed window to the front, built-in wardrobes.

## Bedroom Four

11' 2" x 5' 5" ( 3.40m x 1.65m )

Double glazed window to the side.

## WC

Low level WC with concealed cistern, vanity wash hand basin, obscure double glazed window to the front and part tiled walls.

## Outside

The wrap around garden consists of a gravelled parking area to the front, with the remainder, to the side and rear of the property, mainly laid to lawn.

## Agent's Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



**view this property online** [williamhbrown.co.uk/Property/WBG109475](http://williamhbrown.co.uk/Property/WBG109475)



welcome to

## Heath View, Westleton Saxmundham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Modernised to a High Specification
- Four Good Size Bedrooms

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

guide price

**£270,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBG109475](https://www.williamhbrown.co.uk/Property/WBG109475)



Property Ref:  
WBG109475 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01394 380280**



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,  
IP12 1DH



**williamhbrown.co.uk**