



Franklyn Road, Devizes SN10 2FE

Welcome to

Franklyn Road, Devizes

Situated in a sought-after area of Devizes, this well-presented two-bedroom ground floor apartment is ideal for first-time buyers or investors. Benefiting from allocated parking and offered with NO ONWARD CHAIN, early viewing is highly recommended to avoid disappointment.



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 Hall

Entrance to this well-presented two bedroom ground floor apartment situated in a popular location within the Wiltshire market town of Devizes is via the front door leading into the entrance hall which comprises : doors to living/dining room, both bedrooms and bathroom. There is also a telephone entry system, storage cupboard and laminate flooring.

Living / Dining Room

Dual aspect, generously sized living/dining room featuring windows to both the front and side, providing plenty of natural light. Offers ample space for lounge and dining furniture, with laminate flooring and an electric radiator.

Kitchen

Well-appointed fitted kitchen featuring a range of wall and base units with complementary work surfaces, a stainless steel sink with mixer tap, and integrated oven with hob and cooker hood over. There is space and plumbing for a washing machine and fridge/freezer, tiled flooring, and a window to the front aspect providing natural light.

Bedroom One

The main bedroom is generously sized and benefits from dual aspect windows to the front and side aspect, allowing for natural light. It features built-in double wardrobes along with an additional cupboard for storage, and is equipped with an electric radiator.

Bedroom Two

A further well-proportioned bedroom with a window to the rear aspect and an electric radiator.

Bathroom

Bathroom comprising a low level w/c, wash hand basin and bath with shower over. Electric wall heater, extractor fan, shaver point and tiled flooring.

Parking

The property also benefits from allocated parking for one vehicle.



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Franklyn Road, Devizes

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Two Bed Ground Floor Apartment
- Sought After Devizes Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2526.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000



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Property Ref:
DVZ107338 - 0002

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