

2 bed retirement property to buy

21 The Walled Garden, Tixover Grange,
Stamford, Rutland, PE9 3QN

£120,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- Over 55s Development
- Rural Location
- Two Double Bedrooms
- Separate Utility
- EPC Rating D

Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Owl Cottage is a charming two-bedroom bungalow set within a friendly and well-established over-55s community.

Owl Cottage offers a wonderful opportunity to acquire a charming home with exciting scope for enhancement. While the property would benefit from some updating, it presents the perfect canvas for buyers to modernise and personalise, creating a stylish and comfortable home tailored to their own vision.

An inviting porch leads into a spacious entrance hall, giving access to well-proportioned accommodation throughout. The kitchen provides generous worktop space and a range of wall and base units, with excellent potential to be transformed into a contemporary and functional space.

The bright dual-aspect living/dining room is a particular highlight, flooded with natural light and offering ample room for both relaxation and entertaining. Sliding doors open directly onto a private patio area, overlooking attractive communal gardens.

There are two generously sized bedrooms, including a principal bedroom with fitted storage, while the second bedroom offers flexibility as a guest room, study, or additional double bedroom. A well-proportioned bathroom features a bath with shower over, and a separate utility room adds further practicality.

With access to expansive communal gardens and excellent potential to add value, Owl Cottage is ideal for those seeking a peaceful, community-focused lifestyle with the opportunity to create a home to their own taste.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and

are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

Auctioneers Additional Comments

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.

These prices are subject to change.

Auctioneers Additional Comments

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding

with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Agent Notes

The property has previously been subject to a survey which identified differential movement. Please also note that the boiler is currently not operational.

Interested parties are advised to satisfy themselves as to the condition of the property and undertake their own independent surveys and any necessary specialist investigations before proceeding. Buyers should not rely solely on the information provided within these particulars.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 84

Annual Ground Rent Amount: £50.00

Annual Service Charge Amount: £2,374.00

Price: Starting Bid £120,000

Property Type: Retirement property

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lateral Living

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

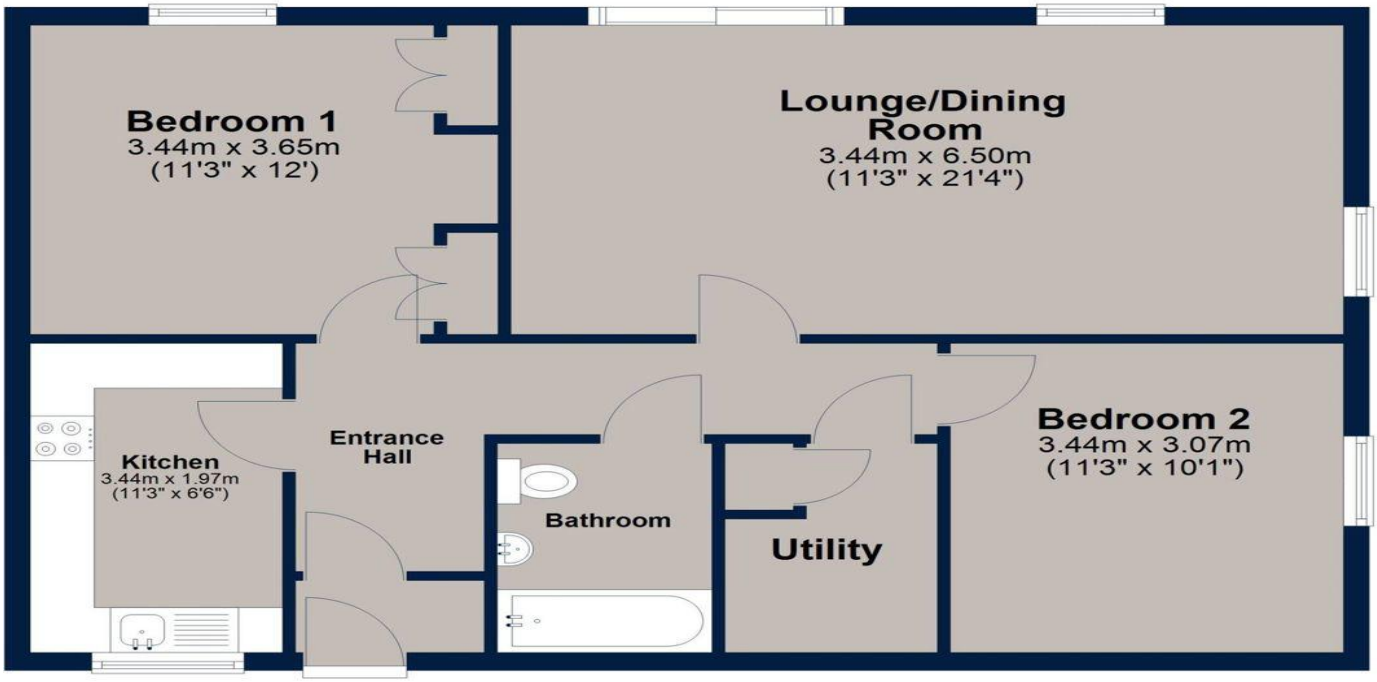
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

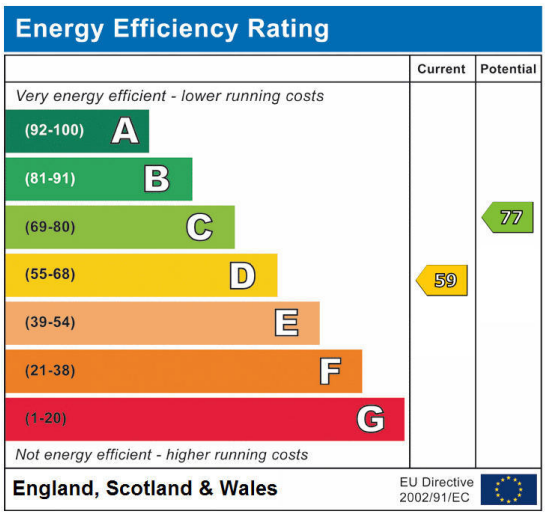
Ground Floor

Approx. 71.6 sq. metres (770.3 sq. feet)



Total area: approx. 71.6 sq. metres (770.3 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.



21 The Walled Garden, Tixover Grange, Stamford, Rutland, PE9 3QN

Contact your local branch today for more information on this property:

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