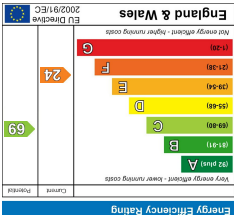


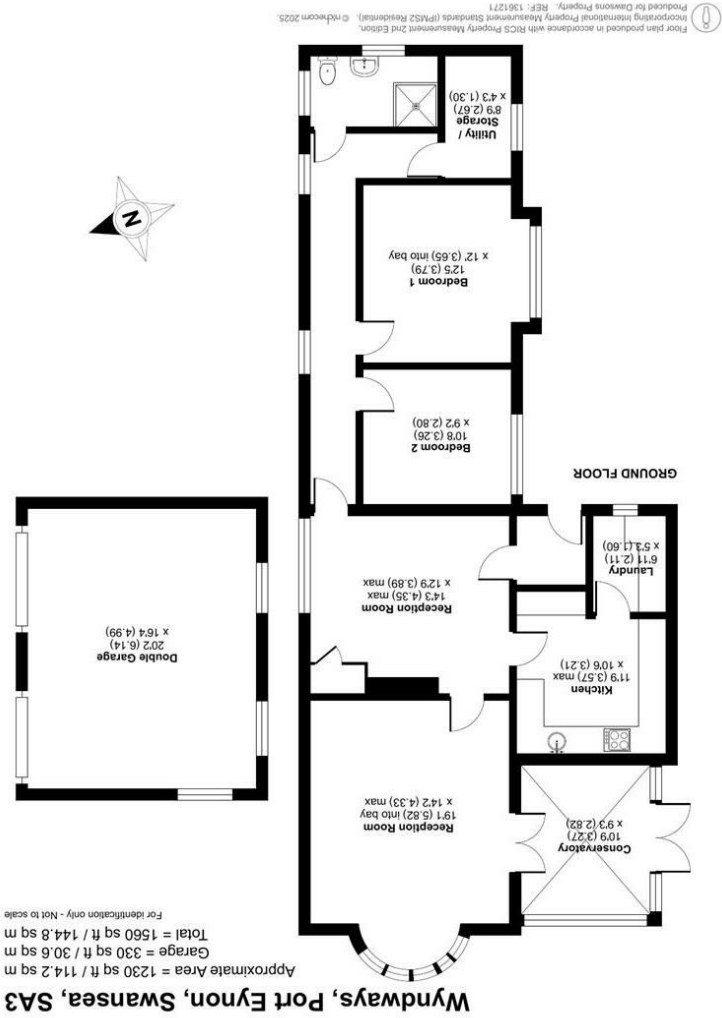
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

A fantastic opportunity to acquire a two-bedroom detached bungalow in the sought-after coastal village of Port Eynon. In need of works throughout, this property offers great potential for investors, developers, or buyers looking for a project.

Set on a generous plot, the bungalow boasts a spacious garden. Located just a short distance from Port Eynon beach and local amenities, this is a rare chance to create a charming home or holiday let in a highly desirable location.

Early viewing is recommended to appreciate the potential on offer.

FULL DESCRIPTION

Ground Floor

Reception Room
14'3" (max) x 12'9" (max) (4.35m (max) x 3.89m (max))

Reception Room
19'1" (into bay) x 14'2" (max) (5.82m (into bay) x 4.33m (max))

Conservatory
10'8" x 9'3" (3.27m x 2.82m)

Kitchen
11'8" (max) x 10'6" (3.57m (max) x 3.21m)

Bedroom 1
12'5" x 11'11" (into bay) (3.79m x 3.65m (into bay))

Bedroom 2
10'8" x 9'2" (3.26m x 2.80m)



Utility/ Storage
8'9" x 4'3" (2.67m x 1.30m)

Laundry
6'11" x 5'2" (2.11m x 1.60m)

External

Double Garage
20'1" x 16'4" (6.14m x 4.99m)

Large Garden

Off Road Parking

Council Tax Band - F

EPC - F

Tenure - Freehold

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

Key Auction Guidelines for Bidders

1. Do Your Research: Investigate the property thoroughly, including reviewing the legal pack (available from Dawsons Auction House). Check the condition, title, and any restrictions.

2. Get Legal Advice: Consult a solicitor before bidding to clarify any legal or procedural concerns.

3. Understand Your Commitments: If you win, you must exchange contracts immediately, pay a 10% deposit, and a £3,500 buyer's premium (incl. VAT) on the day.

4. Be Financially Ready: Completion is due within 28 days (unless stated otherwise), so ensure your finances are in place before bidding.

5. Fees Apply Regardless: The £3,500 buyer's premium applies even if a pre auction offer is agreed.

Being well-prepared is key to a smooth auction experience.

