



43 Edgemoor Close

Upper Killay, Swansea, SA2 7HL

Auction Guide £95,000



FULL DESCRIPTION

Ground Floor

Entrance Hallway

Lounge

13'8" x 11'1" (4.18 x 3.38)

Dining Room

12'8" x 8'7" (3.87 x 2.64)

Kitchen

8'7" x 6'1" (2.64 x 1.86)

First Floor

Landing

Bedroom One

14'2" x 10'11" (4.32 x 3.33)

Bedroom Two

11'7" x 8'1" (3.55 x 2.47)

Bedroom Three

7'3" x 6'4" (2.21 x 1.94)

Bathroom

Externally

Front

Rear

Services

Mains electricity. Current supplier - Ovo

Heating and hot water. Mains gas. Current supplier - British Gas

Mains water. Metered

Mains drainage and sewerage

Broadband. Not currently connected

Mobile. There are no known issues or restrictions for mobile coverage.

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

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Further Information

As a prospective bidder, it's crucial to understand and adhere to the following key points regarding the auction process:

1. Due Diligence: You are responsible for thoroughly investigating all aspects of the property you intend to bid on. This includes scrutinising the legal pack, which is available upon request from Dawsons Auction House. Make sure to assess property conditions, legal title, and any potential obligations or restrictions.

2. Legal Advice: Seeking legal advice before participating in the auction is highly recommended. This can help clarify any questions or concerns you may have regarding the property or the bidding process.

3. Contractual Obligations: If you are the successful bidder, you will be legally bound to exchange contracts immediately. This requires you to pay a deposit of 10% of the purchase price. Additionally, you will need to pay a buyer's premium of £3,000, which includes VAT. Be prepared to make these payments on the auction day itself, as they are pivotal in securing your purchase.

4. Completion Timeline: The completion of the purchase must occur within 28 days, unless the contract specifies otherwise. Thus, having your finances ready and approved prior to the auction is essential to meet this timeline without complications.

5. Fees: It's important to note that the buyer's premium of £3,000(inclusive of VAT) applies even if the property sells before the auction event.

By ensuring you are well-informed and prepared, you can navigate the auction process more effectively.

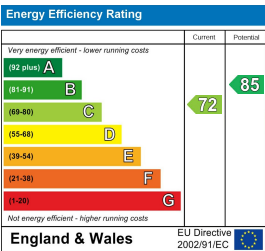
AREA MAP



FLOOR PLANS



EPC



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.

11 Walter Road, Swansea, SA1 5NF

T 01792 478903/04 E auction@dawsonsproperty.co.uk

W dawsonsproperty.co.uk

