



Summerton Place, Chipping Norton

Guide price £215,000

A Period 3\4 Bedroom Town House with Garden for further modernisation.
FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 25TH SEPTEMBER 2019 AT 6PM

On Instructions of The Manchester Unity Friendly Society

10 Summerton Place Chipping Norton Oxfordshire OX7 5AZ

A PERIOD 3¼ BEDROOM TOWN HOUSE WITH GARDEN FOR FURTHER MODERNISATION. FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 25TH SEPTEMBER 2019 AT 6PM

- FOR SALE BY AUCTION
- Wednesday 25th September 2019 at 6pm
- Kitchen\Breakfast Room
- Sitting Room
- 3¼ Bedrooms
- Shower Room
- Garden
- Double Glazed Windows
- Gas fired Central Heating

VIEWING Strictly by prior appointment through



Tel: 01451 820913

Directions

10 Summerton is situated on Rockhill the access for parking is off the A44 London Road. From the roundabout at the end of Horsefair proceed up the London Road for approximately 200 metres and turn right into Summerton Place. Going up Rockhill the property is on the left hand side

Location

Chipping Norton is a very attractive, well-known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of National and Independent Retailers, Banks and Professional Services, Community Hospital and Health Centre, Swimming Pool and Leisure Centre, Golf Course, Theatre, and excellent Primary and Secondary Schools.

10 Summerton Place

The Property comprises a period stone built three/four bedroom house with gas central heating, double glazed windows and small garden. The accommodation, which is in need of improvement, includes:

ON THE GROUND FLOOR

Kitchen/Breakfast Room,

With a range of base storage units, gas cooker point, plumbing for washing machine and dishwasher, enclosed staircase out with cupboard under.



Sitting Room,

With gas coal effect fire.



Rear Passage

Walk-in shelved Larder with window .

Cloakroom,

With W.C and basin

Shower Room,

With shower cubicle and basin. Airing Cupboard with gas fired boiler and hot water cylinder having auxiliary electric immersion heater.

ON THE FIRST FLOOR

Landing

Bedroom 1,
With Victorian fireplace (sealed).

Bedroom 2,

ON THE SECOND FLOOR

Landing/Bedroom 3,
With fitted shelving.

Bedroom 4.

OUTSIDE

Rear Garden comprising lawn and flower beds. Small walled front garden laid to lawn with shrub border. The footpath is subject to a right of way in favour of the owners of Numbers 37, 39 and 41 over that area hatched brown on the plan. The boundaries of the property are edged in red on the plan.

Local Authority

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, OX28 1P13 Telephone 01993 861000

Council Tax

Band B. Payment for the year 2019/20 £1466.98

EPC Rating

Band E

Services

Mains water, electricity, gas and drainage are connected.

GENERAL CONDITIONS

Place of Sale

To be held at the Tayler & Fletcher North Cotswold Sale Room, Lansdowne, Bourton-on-the-Water, Glos, GL54 2AR on Wednesday 25th September at 6pm precisely. The turning to the Sale Room is diagonally opposite the Tayler & Fletcher offices past Bourton Landrovers.

Sale Day Telephone Number

07813 820042

Tenure and Possession

Freehold with Vacant Possession upon completion of the purchase

Special Conditions and Legal Pack

These will be available from the Vendor's Solicitors offices fourteen days prior to the Auction Sale. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

Prospective Purchasers

Parties interested in purchasing 10 Summertown Place are advised to register an interest with the agents prior to the auction so that they may be advised of any variations or updates.

Reserve Price

The property will be offered for sale subject to an undisclosed Reserve and the Vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve Price. The Vendors also reserve the right to sell or withdraw the property prior to auction.

Money Laundering Regulations

The successful purchaser will be required to provide proof of identity to satisfy the Money Laundering Regulations. This will need to be a proof of address (utility bill no older than three months or council tax bill for the current period) and photographic ID (driving licence or passport).

Completion

On the fall of the hammer, the purchaser will be required to sign the contract in the sale room and pay ten percent deposit by cheque or bankers draft (not cash). Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of purchase monies are due.



Administration Fee

The successful purchaser will be liable for an administration charge of £450 plus VAT, payable to Tayler & Fletcher.



Vendors' Solicitors

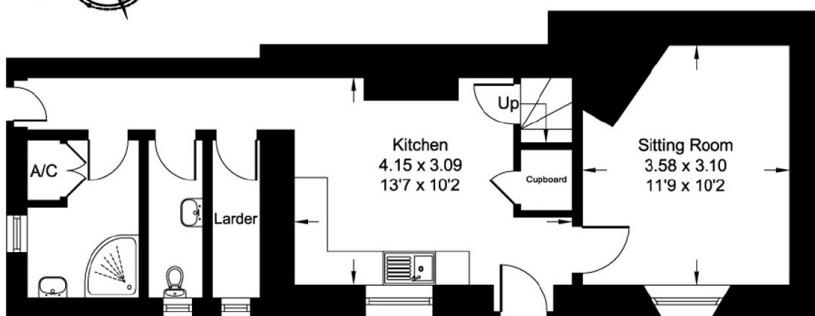
Messrs Kendall & Davies, Sheep Street, Burford, OX18 4LS
Telephone 01993 822025 (Mr Huw Davies)

Viewing

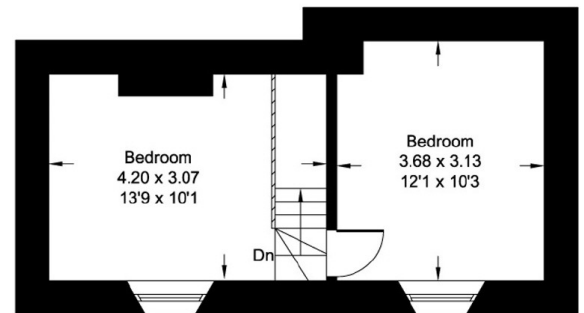
Strictly by prior appointment via our Bourton-on-the-Water Office. Tel: 01451 820913.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

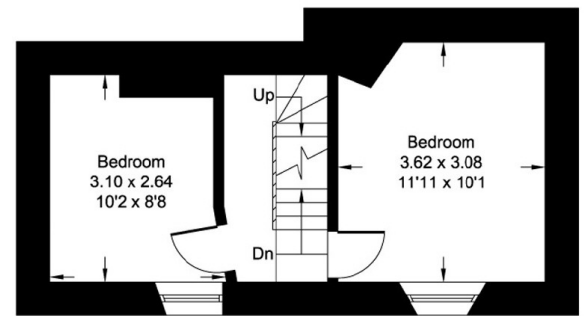
Approximate Gross Internal Area
Total = 86 sq m / 926 sq ft



Ground Floor



Second Floor



First Floor



Taylor & Fletcher and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Messrs Taylor & Fletcher has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the partners of Taylor & Fletcher LLP is available at each Taylor & Fletcher Office.