

SCARGILL  
MANN & CO

EST. 1995



## 8 Eagle Heights

, Burton-On-Trent, DE15 0ED

**Auction Guide £65,000**





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### GENERAL INFORMATION

#### THE PROPERTY

FOR SALE BY AUCTION - 29th May to 31st July - Scargill Mann & Co in association with SDL Auctions are delighted to bring to the market this spacious one-bedroom bungalow sold with the benefit of no upward chain. The gas centrally heated and double-glazed accommodation offers a spacious entrance hall, an open plan lounge and kitchen to the rear, a good-sized double bedroom and a shower room.

Outside, there is a lawn and shared driveway to the front and a generous-sized rear garden that requires some attention.

#### LOCATION

The property sits on the edge of Winshill, with local amenities close by, including a convenience store, pharmacy, doctors, and primary school. The town centre of Burton upon Trent is just a few miles away and offers everyday shopping and leisure facilities.

#### ACCOMMODATION

##### ENTRANCE HALL

5'4" x 10'8" (1.64m x 3.27m )

Has a ceiling light point, radiator and large walk-in cupboard offering ample space for the storage of boots, shoes, coats, Hoover and ironing board and also houses the domestic hot water central heating boiler. Doors lead off to open plan lounge and kitchen.

##### OPEN PLAN LOUNGE & KITCHEN AREA

##### LOUNGE

10'11" width x 15'3" into chimney breast (3.35m width x 4.66m into chimney breast)

Has two windows looking out over the rear garden, radiator, ceiling light point, coving to ceiling and wood effect fire surround.

##### KITCHEN

8'4" x 10'11" to the window (2.56m x 3.35m to the window)

Has a window to the rear aspect, window to the side aspect and a door giving access to the side. The kitchen is fitted with a range of base cupboards, drawers with wall mounted cabinets, worktops incorporating stainless steel sink and tiled splash backs. There is appliance space for a washing machine, fridge freezer and cooker.

##### BEDROOM ONE

11'8" x 10'2" to the window (3.58m x 3.10m to the window )

Has two windows out to the front aspect offering far views over the countryside. Ceiling light point and radiator.

#### SHOWER/WET ROOM

5'11" to the window x 5'11" (1.82m to the window x 1.82m )

Equipped with a W.C, wall mounted hand wash basin and electric shower. There is a obscure window to the side aspect, tile surrounds and radiator.

#### OUTSIDE

The property sits back off Eagle Heights behind a lawn frontage with a shared driveway providing parking. To the rear is a elevated garden which does require attention.

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### COUNCIL TAX BAND

East Staffordshire Borough Council- Band A

#### CONSTRUCTION

Standard Brick Construction

#### CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 00/2024) A

Auction Information

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

- Useful links
- Finance this property
- Our buyer terms
- Auction Conduct Guide
- Map



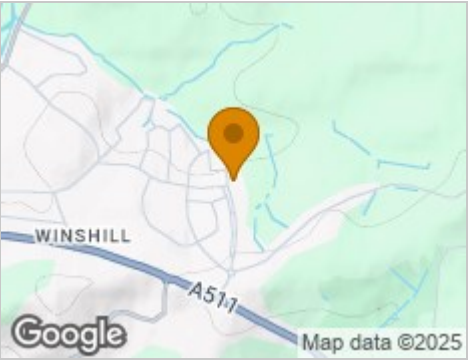
Road Map



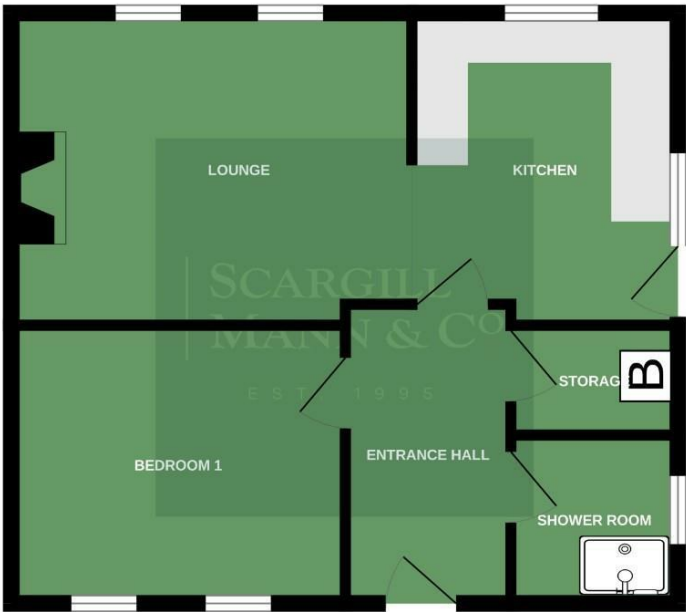
Hybrid Map



Terrain Map



Floor Plan

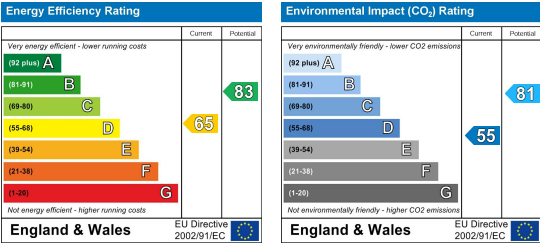


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan 10.0208

Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.