



2 Jasmine Villas, Tavernspite, Whitland, Pembrokeshire SA34 0NN

£110,000 For Sale

Property Features

- 2-bed semi-detached cottage in need of refurbishment and updating.
- Edge of popular semi - rural village of Tavernspite, home to a range of local amenities and services
- Spacious grounds with driveway parking and lawn grounds to side
- Surrounded by open farmland and countryside views
- Sale by Modern Method of Auction (T&C's apply)
- Subject to Reserve Price and Buyers fees apply

Property Summary

A 2-bed semi-detached cottage in need of refurbishment and updating set on spacious grounds with wonderful countryside views.



Full Details

Overview

For Sale by Auction in partnership with I am Sold - please see full information below.

Situation

The property lies on the outskirts of the semi-rural village of Tavernspite, on the Carmarthenshire and Pembrokeshire border, being home to a wide range of amenities and services to include a local primary school, public house & restaurant, a garden centre and a regular bus service.

ACCOMMODATION

Ground Floor

Entrance Hall

Living Room

5.00m x 3.65m (16' 5" x 12' 0")

Reception Room

2.95m x 2.47m (9' 8" x 8' 1")

Cloakroom

1.51m x 1.23m (4' 11" x 4' 0")

Kitchen

2.94m x 3.87m (9' 8" x 12' 8")

First Floor

Bedroom 1

5.00m x 3.70m (16' 5" x 12' 2")

Bedroom 2

3.02m x 2.83m (9' 11" x 9' 3")

Storage Room

2.10m x 1.97m (6' 11" x 6' 6")





Bathroom

2.80m x 1.67m (9' 2" x 5' 6")

EXTERNALLY

Garden and Grounds

The property benefits from driveway parking to the side with an enclosed rear and side gardens bordered with hedgerows on both sides, being predominantly laid to lawn, with several timber and metal sheds, in need of repair. To the front, there is further open parking area which adjoins the highway.

Further Information

Tenure

We understand that the property is held on a Freehold basis.

Services

We understand that the property benefits from mains electricity, mains water and mains drainage connections.

Energy Performance Certificate

EPC Rating E (52).

Council Tax Band

We understand that the Pembrokeshire County Council Tax Band is C - approx. £1193.65 for 2023/2024.

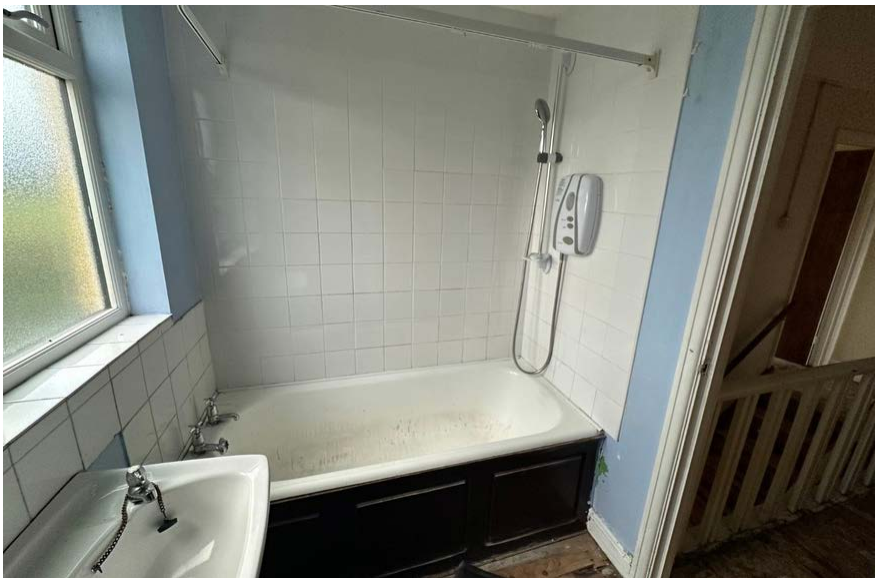
Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

Planning

Please direct all planning related enquiries to Pembrokeshire County Council Planning Department.





Plans

Plans are prepared for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Local Authority

Pembrokeshire County Council, County Hall,
Haverfordwest, SA61 1TP.
Tel: 01437 764551

Viewings

Strictly by appointment with the Vendors Sole Agents
Rees Richards & Partners.

Please contact Carmarthen Office for further
information:

12 Spilman Street, Carmarthen SA31 1LQ.

Tel: 01267 612021 or email property@reesrichards.co.uk

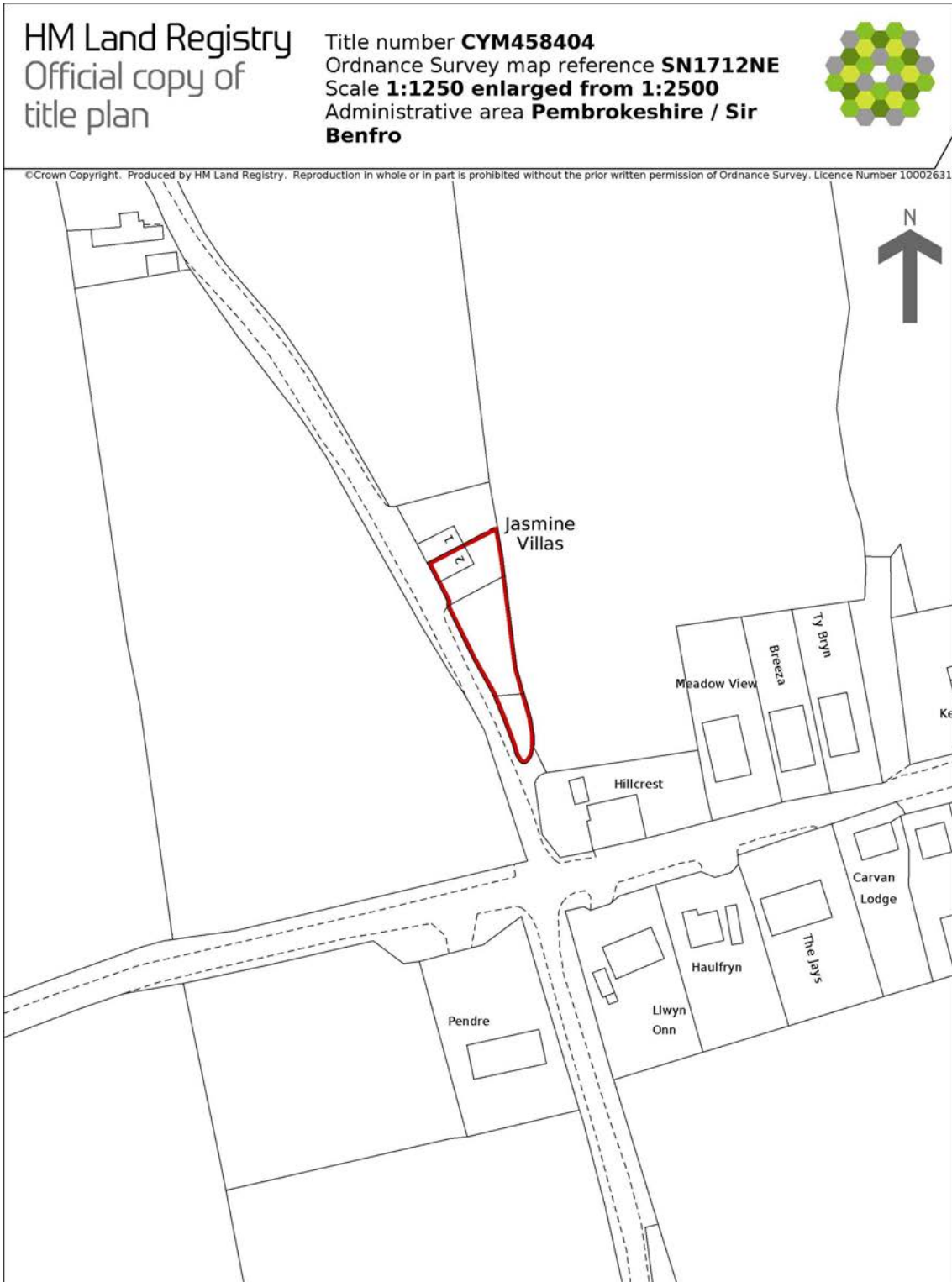
Auctioneer's Comments

This property is for sale by Traditional Auction.

Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,000 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Full details to bid and review legal pack:

<https://www.iamsold.co.uk/estate-agent/reesrichards/>



For Identification Purposes Only

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