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**Deal Branch:**  
T: 01304 365454

**Folkestone Branch:**  
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**Herne Bay Branch:**  
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**Out of hours:**  
T: 07970 059561

## Auction guide price of £185,000 St. Richards Road, Deal, CT14



- For Sale by Modern Auction - T & C's apply
- Subject to Reserve Price
- Buyers Fees Apply
- The Modern Method of Auction
- Three Bedrooms
- Double Aspect Living Room & Separate Dining Room
- Large Kitchen
- Shower Room with Separate WC
- Front & Rear Gardens

Situated within a desirable area of Deal, this three bedroom end of terrace home is in need of a full refurbishment. Set back from the road by a well-kept front garden, the property offers a double aspect living room and a separate dining room leading to the kitchen to the rear with access to the rear garden. To the first floor, there are three well proportioned bedrooms together with a shower room and separate cloakroom. The property boasts a generous rear garden which is surrounded by mature shrubs and bushes. Deal has an excellent range of independent shops, weekly markets, two castles, wonderful architecture and a quarter mile long pier affording views of the

historic seafront. Deal came first in the Daily Telegraph's 10 top spots to lay your beach towel and was praised for being 'The genuine Georgian article'.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the

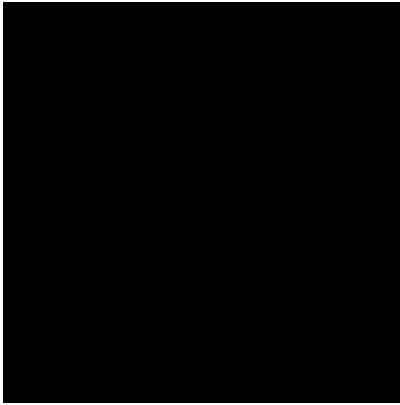
preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you

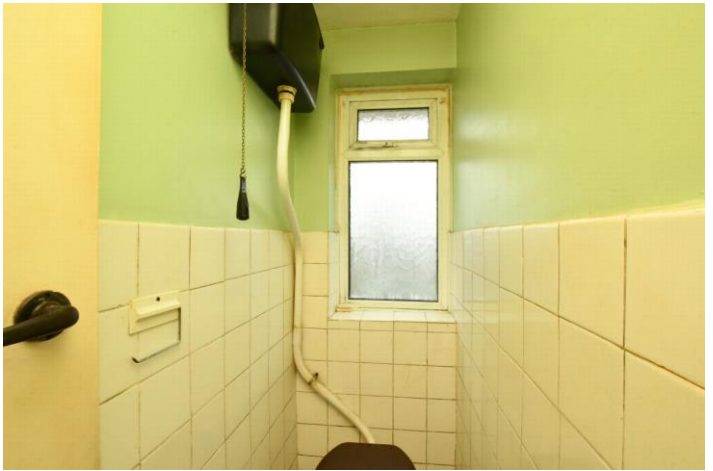
# St. Richards Road, Deal, CT14





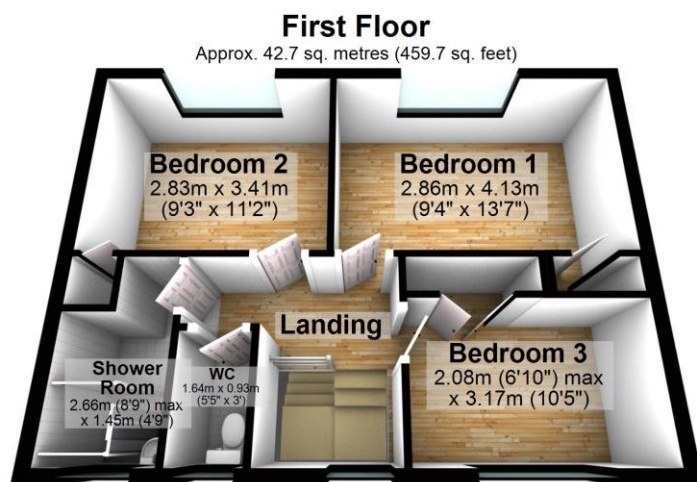
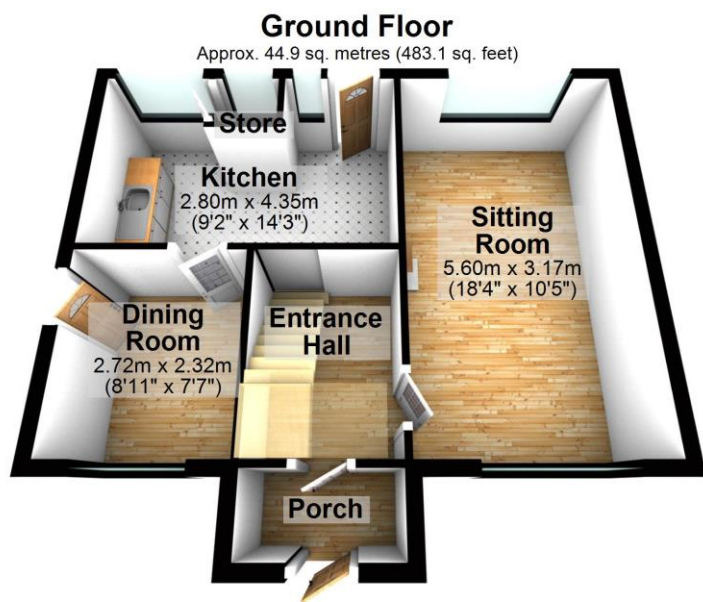












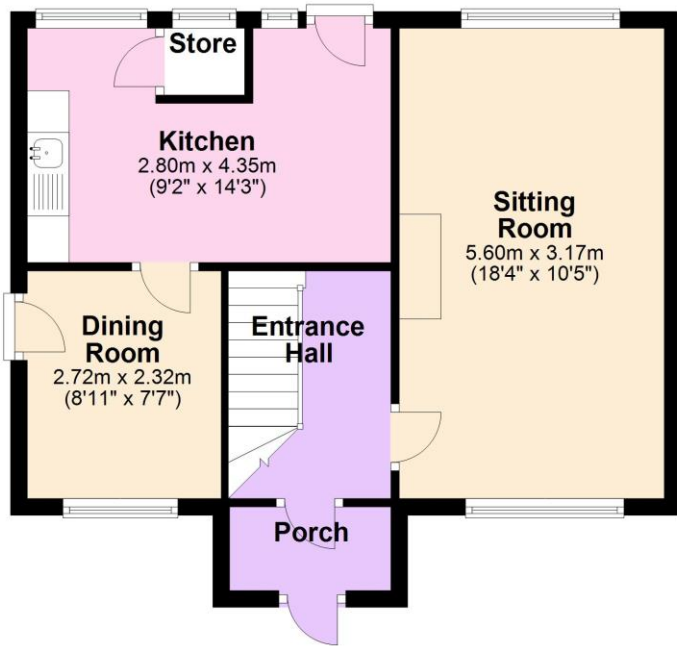
Total area: approx. 87.6 sq. metres (942.8 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.

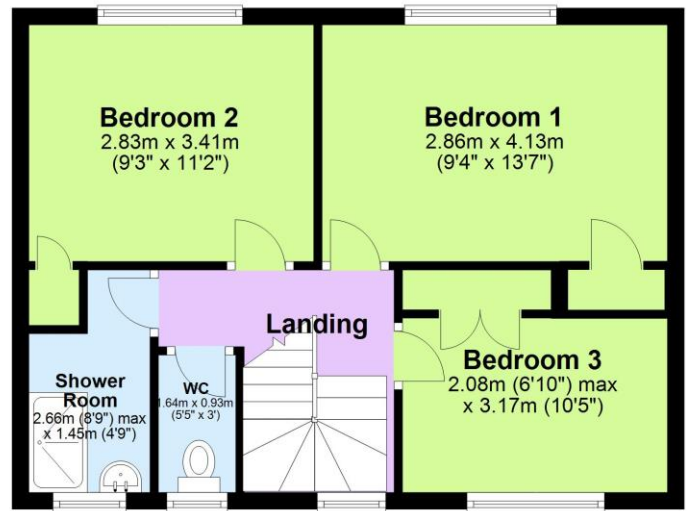
## Ground Floor

Approx. 44.9 sq. metres (483.1 sq. feet)



## First Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



Total area: approx. 87.6 sq. metres (942.8 sq. feet)

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Plan produced using PlanUp.



**Directions**

**Location**



**VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS**

10 Victoria Rd, Deal, Kent, CT14 7AP T: 01304 365454 E: [enquiries@tapestates.com](mailto:enquiries@tapestates.com) W: [www.tapestates.com](http://www.tapestates.com)

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THOMAS AND PARTNERS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.