

£60,000

Small Thorn Place, Woodville,
Swadlincote,

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Modern Method of Auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack, which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 3.75% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to



INVESTMENT OPPORTUNITY | TENANT IN SITU

An ideal opportunity to acquire this one-bedroom ground floor apartment, offered for sale with a tenant already in situ paying £700 per calendar month, providing an established rental income from day one.

Further benefits include heating and water included within the rent, off-road parking, a communal garden and ample storage.

An attractive buy-to-let investment, offering immediate rental income, reduced void-period risk and the potential for future rental growth and capital appreciation. An ideal addition to any property portfolio, this is an opportunity to secure a tenanted investment with immediate income potential, practical tenant-friendly features and the prospect of longer-term financial returns. Early viewing is highly recommended.





THE FINER DETAILS - SOLD BY MODERN AUCTION

The accommodation begins with an entrance hall, providing access to the main living areas and benefiting from useful storage.

The living room offers a comfortable space to relax, with the separate kitchen providing a practical area for cooking and food preparation. There is also a well-proportioned double bedroom and a bathroom, completing the internal accommodation. The property further benefits from ample storage throughout.

Externally, the apartment enjoys access to off-road parking and a communal garden.



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LIFE IN WOODVILLE

Situated in the village of Woodville, on the outskirts of Swadlincote, this location offers a convenient setting with everyday amenities close at hand.

Woodville High Street is within easy reach, providing a selection of local shops, convenience stores, pubs and places to eat, whilst the nearby town of Swadlincote offers a wider range of supermarkets, independent retailers, cafés and leisure facilities.

For families, there are schools within the surrounding area, including Three Trees Infant Academy and Three Trees CofE Junior Academy, with Granville Academy providing secondary education nearby. Further schooling options can also be found throughout Swadlincote and the neighbouring villages.

There are plenty of opportunities to enjoy the outdoors, with local green spaces and play areas nearby. A little further afield, the popular CONKERS attraction in the National Forest offers woodland walks, family activities and outdoor adventures, whilst Rosliston Forestry Centre provides a wonderful setting for walking, cycling and enjoying nature.

For commuters, the area benefits from access to the A511 and wider road network, connecting to Burton upon Trent, Ashby-de-la-Zouch and the surrounding towns. Local bus services operate through Woodville, while Burton-on-Trent railway station provides connections further afield.

Combining village convenience with easy access to the amenities of Swadlincote and the surrounding countryside, Woodville offers a practical and well-connected setting for a variety of buyers.

Key Features

One-bedroom ground floor apartment

Being sold with tenant in situ

Current rental income of £700 PCM

For sale via the Modern Method of Auction

Separate living room and kitchen

Ample storage

Off-road parking and communal garden

Current rental yield with sitting tenant (£700,) could be between 10-15%

EPC Rating - C

Council Tax Band - A

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