



**8 Mount Pleasant, Chippenham, SN14 6LQ**

**Price Guide £350,000**

**\*\* Auction date TBC - End of January 2025 \*\* Pre-Auction offers considered \*\* Guide Price £350,000 - £400,000 \*\*** A semi detached cottage on the outskirts of the town requiring modernisation and holding great potential for further extension or possible development. Sat on a surprisingly generous mature plot it also offers a garage and parking. Viewing Advised.



## 8 Mount Pleasant



Approaching the property along the garden path the entrance porch gives access to the home. The porch acts as space for coats bags and shoes along with a further pleasant area for seating.

The sitting room has a classic feel with space for generously sized living furniture. Doorways lead to the formal dining room and staircase.

The dining room works well as a space for a table and chairs but could also work well as a study/office.

The kitchen has a vaulted ceiling providing a feel of light and space. When designing a new kitchen it could be a show stopping feature.

The family room offers flexibility of use. Used by the current owner for arts and crafts its French doors opening on to the garden make it a perfect social space.

On the first floor there are two double bedrooms and a family bathroom with access to the loft space.

The gardens and plot give this home huge potential. It could offer a keen gardener the opportunity to design and create their dream surroundings or offer the chance to extend and

adapt the current cottage within the plot to create the dream home.

Whilst the property has had a planning application for the construction of two dwellings within the grounds rejected in recent weeks it may still offer the opportunity for development. The planning number is: PL/2024/07420

### Porch

**Sitting Room 23'05" x 13'11" (7.14m x 4.24m)**



**Formal Dining Room 9'11" x 9'04" (3.02m x 2.84m)**



**Kitchen/Breakfast Room 17'02" x 11'05" (5.23m x 3.48m)**

**Family Room 17'07" x 14'11" (5.36m x 4.55m)**

### Landing



**Bedroom One 13'03" x 10'05" (4.04m x 3.18m)**

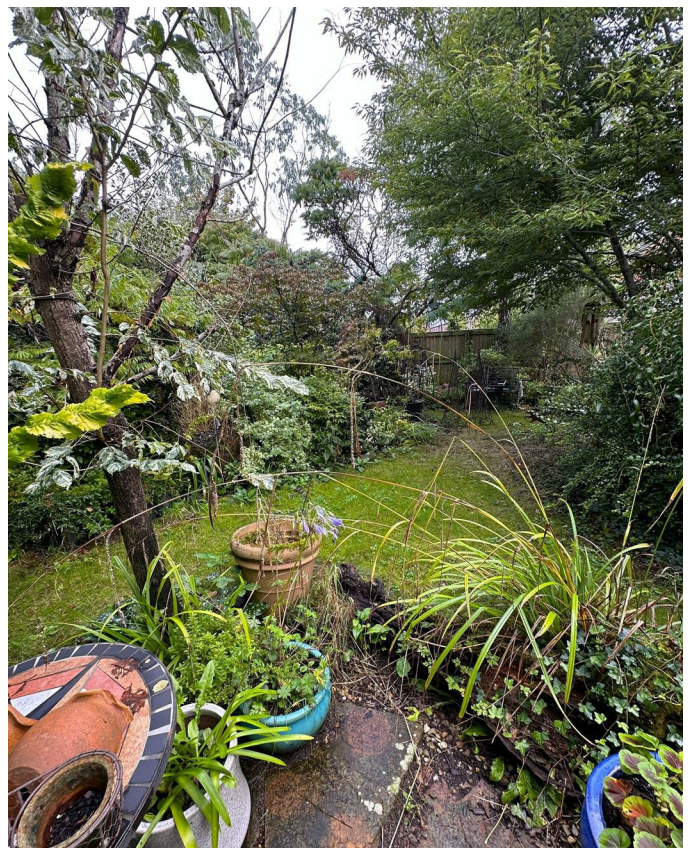
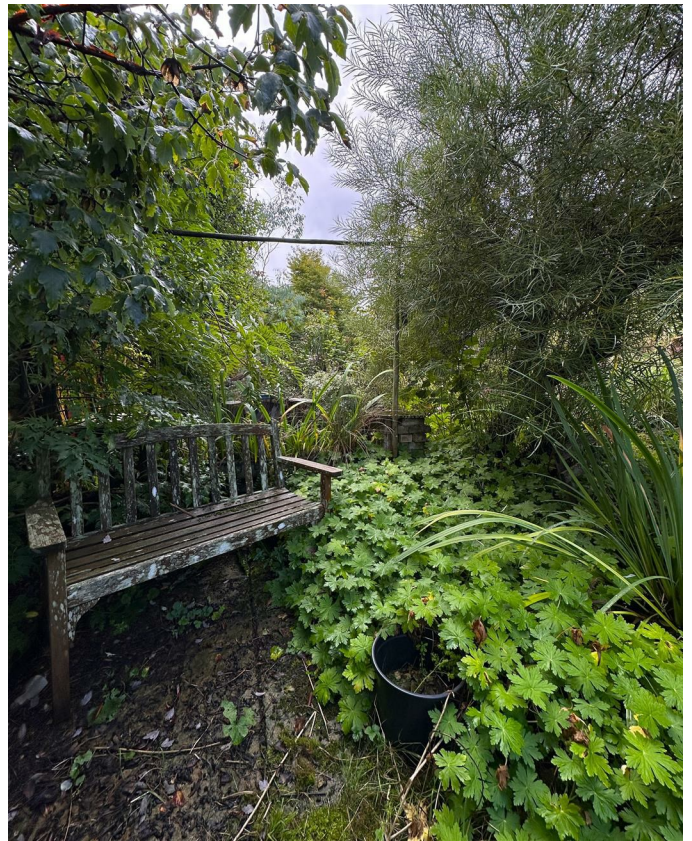


**Bedroom Two 13'10" x 9'04" maximum (4.22m x 2.84m maximum)**



**Bathroom 10'04" x 9'10" (3.15m x 3.00m)**

**Gardens**





## Garage & Parking



## Title Plan



As the property title is unregistered the plan provided was created during planning and is for guidance only. The plot includes both red and blue areas.

## Tenure

We are advised by the .gov website that the property is freehold.

## Council Tax

We are advised by the .gov website that the property is band C.

## Modern Auction

Modern T's & C's

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set

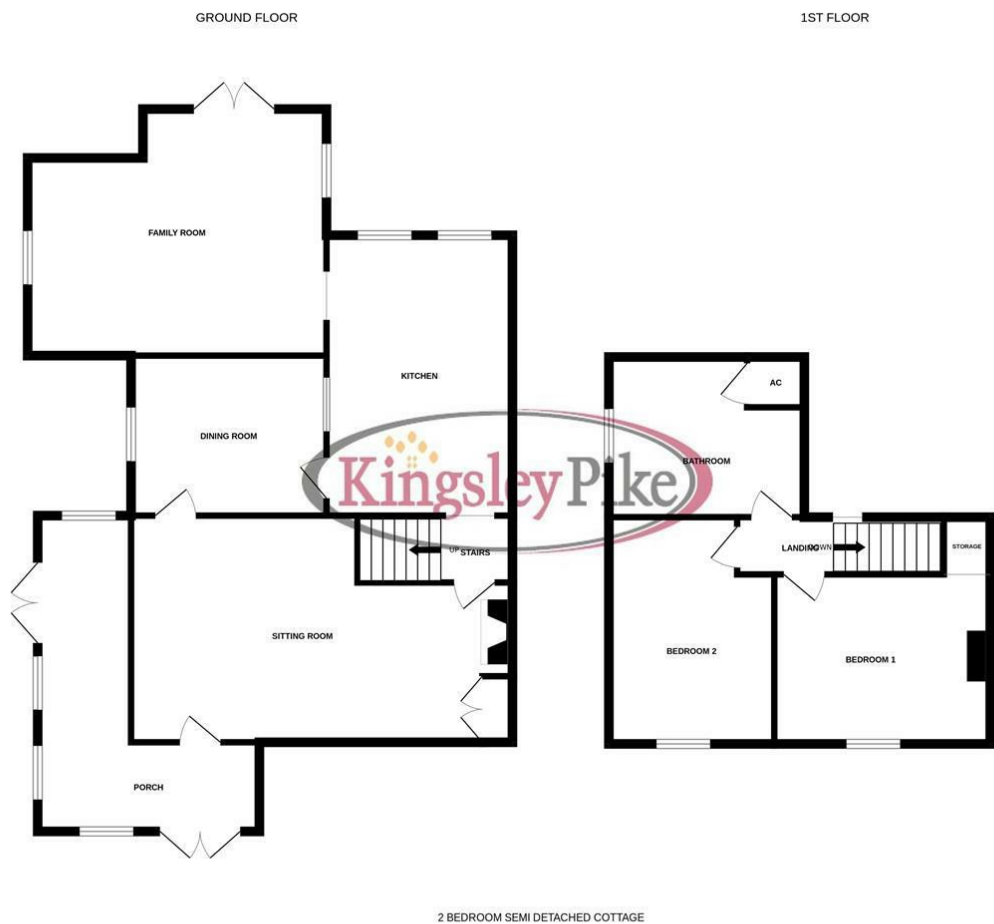
date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**\*\*Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**\*\*Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price

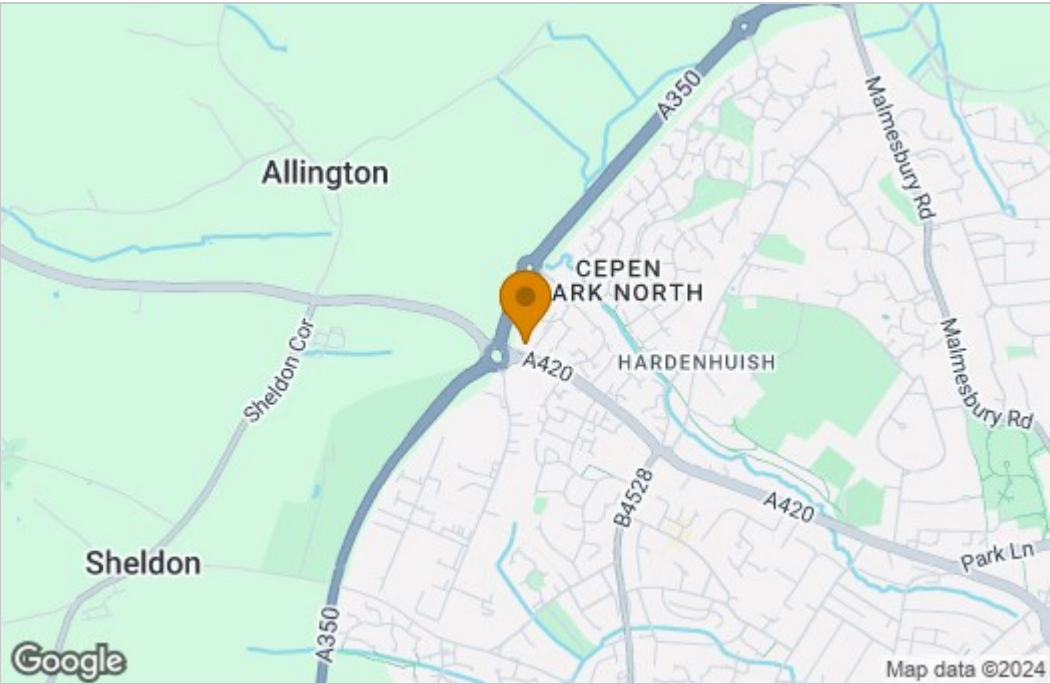
Floor Plan



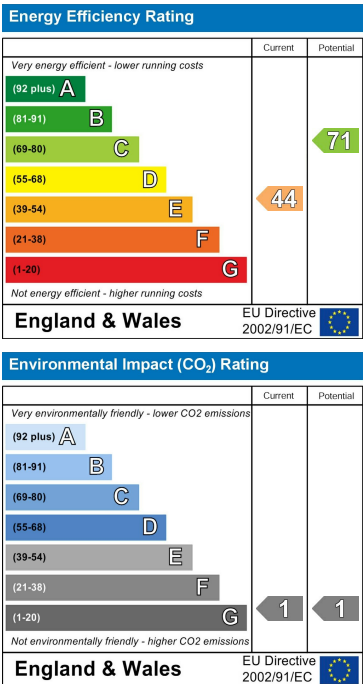
2 BEDROOM SEMI DETACHED COTTAGE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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