

For Sale by Online Auction

A modern, two bedroom detached bungalow, that has suffered from subsidence, standing in grounds of over half an acre, in a rural position along a no-through road, 6 miles from Woodbridge.

Guide Price

£300,000 Freehold

Ref: P7115/C

‘Pipers Vale’

The Bungalow

Shop Road

Clopton

Woodbridge

Suffolk IP13 6QP



Hallway, kitchen/dining room and sitting room. Two double bedrooms and bathroom.

Ample parking and garage.

Grounds of 0.56 acres.

For Sale by Online Auction - 2nd October 2024

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on 2nd October 2024 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 20 working days thereafter. For details of how to bid please read our Online Auction Buying Guide.

The Seller's solicitor has prepared an Auction Legal Pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

Seller's Solicitors

The seller's solicitor is Furley Page LLP; 39 St Margaret's Street, Canterbury CT1 2TX. For the attention of: Darren Philpot; Tel: 01227 863 198; Email: DJP@furleypage.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

Pipers Vale is situated along an idyllic no-through country road within the village of Clopton. There is a village hall with playing field and a 13th Century Church. Shops and services can be found at Woodbridge which is just 6 miles. The village of Otley is 2 miles and this has a primary school, shop, doctors surgery and pub. The county town of Ipswich is 8 miles and has national stores as well as train services to London's Liverpool Street Station. Suffolk's Heritage Coast with destinations such as Aldeburgh is approximately 18 miles.

Description

It is believed that Pipers Vale was built in the early 2000s of brick and block construction with weatherboarded elevations under a tiled roof. It benefits from timber framed double glazed windows throughout and an oil fired central heating system. Internally, there is an open-plan kitchen/dining room leading to a good sized sitting room. In addition are two double bedrooms and a bathroom. One of the joys of the property is its lovely position along an attractive country lane. It stands in grounds of 0.56 acres and has a garage and a substantial amount of parking.

Subsidence

The property is deemed to have suffered from subsidence and the benefit of insurance cannot be passed onto a buyer, so they will be buying without the benefit of remedial works being complete. It is believed, therefore, that a mortgage company will not currently lend on the property. The agents have copies of various reports that can be emailed to interested parties.

The Accommodation

The Bungalow

A porch leads to a partially glazed main door flanked on one side by a window. This opens to the

Hallway

Radiator. Hatch to roof space and built-in cupboard. Built-in airing cupboard with modern hot water cylinder with pressurising tank and slatted shelf. Radiator. Doors lead to the bedrooms, bathroom and

Kitchen/Dining Room 19' x 8'10 (5.79m x 2.70m)

A dual aspect room with east and west facing windows. Tiled flooring throughout. Radiator. Kitchen area fitted with a modern range of high and low level wall units with wood effect roll edge work surface and one and a half bowl stainless steel sink with drainer and mixer taps above. Four ring ceramic hob with extractor fan above. Integrated fridge and freezer as well as an oven and microwave. Wall mounted oil fired boiler. Space and plumbing for a washing machine. The dining area opens to the



Sitting Room 19' x 11'10 (5.79m x 3.61m)

A spacious dual aspect room with east and south facing windows and south facing French doors opening to decking and the garden. Brick fireplace. Radiators. Wall light points.





From the hallway, further doors lead to

Bedroom One 12'9 x 9'3 (3.89m x 2.82m)

A double bedroom with east facing window. Radiator. Built-in wardrobe with hanging rail and shelving.



Bedroom Two 9'2 x 9' (2.79m x 2.74m)

A double bedroom with west facing window and radiator. Built-in wardrobe with hanging rail and shelf.



Bathroom

Comprising bath with shower above and glazed screen, WC and hand wash basin. Tiled flooring. Radiator. West facing window with obscured glazing. Strip light and shaver point.

Outside

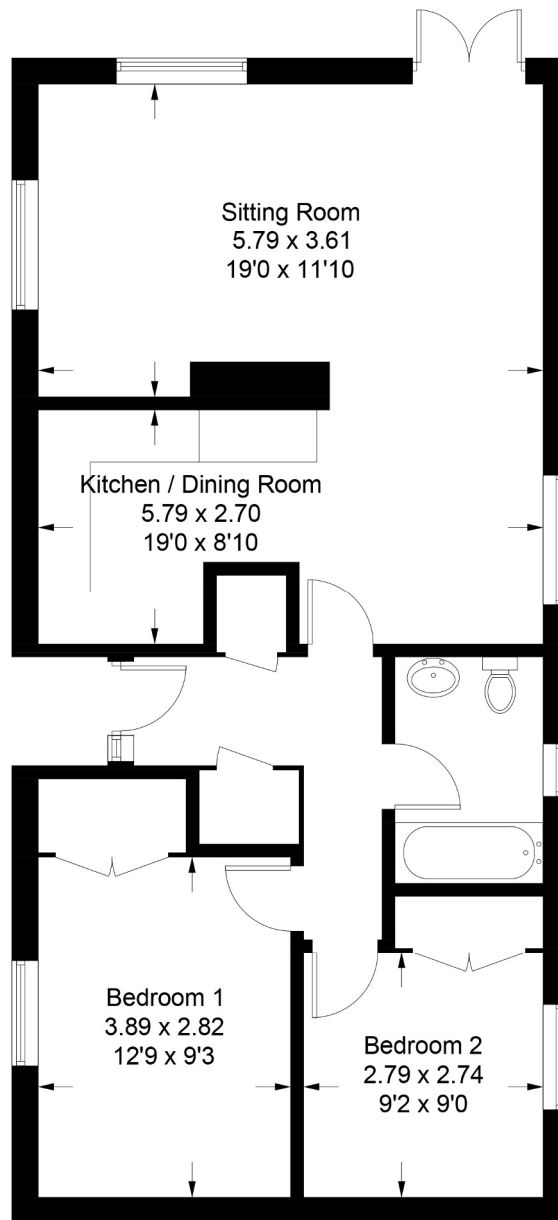
The property is approached from the small lane via a tarmac bay leading to a five bar gate and personnel gate. This leads to a shingle parking area providing parking for an ample number of vehicles. Adjacent is the garage. This is of block construction on a brick plinth with weatherboarded elevations under a tiled roof. It has an up and over garage door to the front and east facing window. The main body of the garage measures approximately 16' x 9' and in addition is a lean-to measuring approximately 5' x 7'. Power and light are connected.

The more formal gardens lie to the south and west of the bungalow and adjoining the sitting room is a large area of enclosed decking. The gardens are predominantly laid to lawn and enclosed by mature hedging. To the north of the garage is a further large area of garden with trees.



Pipers Vale, Clopton

Approximate Gross Internal Area = 72.8 sq m / 784 sq ft



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Produced for Clarke and Simpson





Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil fired central heating system. Modern private drainage system.

Broadband To check the broadband coverage available in the area click this link –

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

Mobile Phones To check the mobile phone coverage in the area click this link –

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

EPC Rating = D (copy available from the agents upon request)

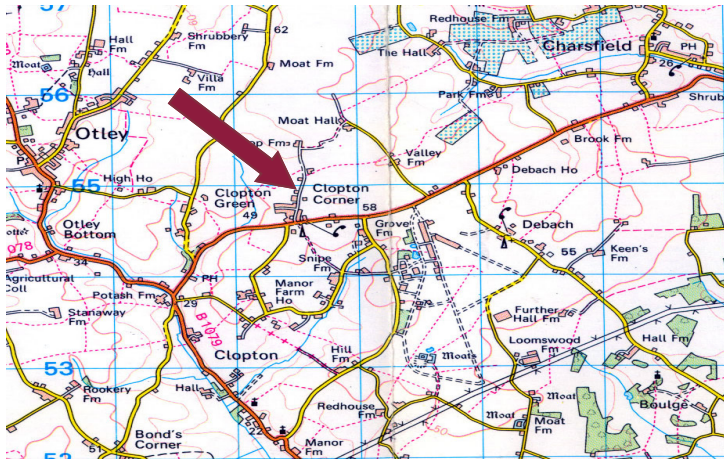
Council Tax Band C; £1,841.08 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £900 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.

September 2024



Directions

Heading north on the A12, at the 'Dobbies' roundabout turn left towards Grundisburgh/Hasketon onto the B1079. Continue on this road passing through Hasketon and then Grundisburgh. On reaching Clopton Corner, take the right hand turn on the B1078 signposted towards Wickham Market and proceed into Clopton, turning left opposite the road to the village hall onto Shop Road. Proceed down this no through road where Pipers Vale will be found on the left hand side.

What3Words: scorching.studs.collected



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