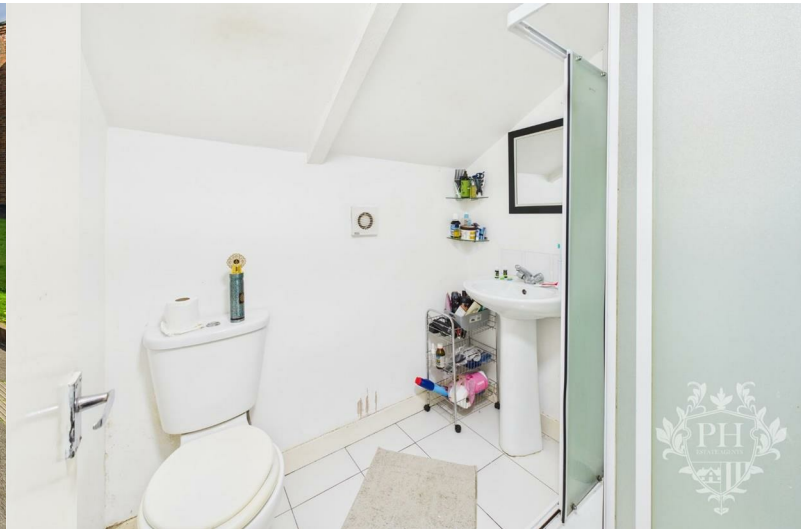




# Coatham House Coatham Road

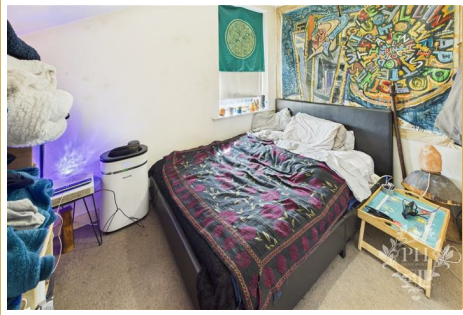
, Redcar, TS10 1TE

Auction Guide £25,000



# Coatham House Coatham Road , Redcar, TS10 1TE

## Auction Guide £25,000



### AUCTION INFORMATION

#### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 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. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

#### Important Information

Annual Charges  
£2,500 service charges  
£285 ground rent

#### Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

#### How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

#### Identification

- Valid passport or driving licence.

#### For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

#### For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

#### Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

#### Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour

- Listings on Rightmove, Zoopla, and On the Market

#### Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

#### Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
  - Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
  - Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
  - We reserve the right to amend or withdraw this property from the market at any time without notice.
  - Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
  - By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
  - Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
  - All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
- For further details or clarification, please contact our office directly.

#### Living/Dining Kitchen

9'3" x 17'2" (2.82 x 5.24)

#### Key Features:

- **Seating Area:** A wooden-framed two-seater sofa covered with beige and blue throws, paired with matching pillows, offers a comfortable spot for lounging. An upholstered glider armchair with a coordinating cushion adds to the homely feel.
- **Entertainment Corner:** A flat-screen TV sits atop a simple stand, flanked by a modest media setup including speakers and a few books, suggesting this is a casual space for unwinding and watching TV.
- **Personal Touches:** A compact bookshelf with novels and framed artwork, as well as a walking stick and other personal items, give the room personality and charm.
- **Sloped Ceiling:** The angled ceiling and clean white walls lend the room a loft-like character, typical of upper-floor conversions or attic spaces.
- **Functional Additions:** A black storage bench provides additional storage and seating, while a rail of clothes in the corner indicates multi-functional use—possibly combining lounge and dressing space.

Overall, this is a **comfortable and personal space** that reflects practicality and warmth, ideal for quiet relaxation or casual living. With a few updates or decluttering, it has strong potential to become a stylish loft lounge or private study nook.

Tel: 01642 688814

## Bedroom

9'3" x 17'2" (2.82 x 5.24)

### Key Features:

**Bed Area:** A dark upholstered double bed dominates the room, dressed in a distinctive dark floral bedspread with red and gold accents. The bed is partially unmade, adding to the casual, lived-in vibe.

**Artistic Decor:** The standout feature is the large, vibrant mural or tapestry behind the bed, bursting with abstract symbols, colors, and a whimsical character. It gives the space a highly personal and artistic identity.

**Soft Lighting & Atmosphere:** A salt lamp on the wooden bedside table adds a warm, ambient glow, paired with a selection of candles on the windowsill. A small lighting projector casts a cool purple-blue hue, adding a mystical touch.

**Functional Additions:** A compact air purifier or dehumidifier sits neatly by the bed, contributing to comfort. A small tray table serves as a nightstand, holding personal essentials.

**Personal Touches:** A decorative green flag or cloth is pinned over one window, and various small objects and textiles around the room reinforce a sense of individuality and expression.

### Overall:

This bedroom blends **comfort and creativity**—a space that reflects its occupant's personality, artistic interests, and laid-back lifestyle. With some tidying and organizing, it has potential to become a stylish bohemian retreat.

## Bedroom Two

9'9" x 7'7" (2.99 x 2.32)

## Shower Room/WC

5'4" x 6'0" (1.63 x 1.84)

### Key Features:

**Toilet:** Standard white toilet with a roll of toilet paper and an air freshener or decorative item placed on the cistern.

**Sink:** White pedestal sink with a single faucet, accompanied by a small black-framed mirror mounted on the wall above.

**Storage:** There is a compact metal shelving unit on wheels next to the sink holding various toiletries and bathroom essentials. Additionally, two small glass shelves above the sink also hold toiletries.

**Shower:** A shower stall with frosted glass doors is partially visible on the right side.

**Floor:** White tiled flooring with a small beige bath mat in front of the sink.

**Walls:** Plain white walls with slight wear or marks visible near the baseboards and around the toilet area.

**Ventilation:** A small ventilation fan is installed on the wall above the toilet.

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### Overall Impression:

This bathroom is **functional and minimalistic**, suitable for everyday use. It appears clean but shows some signs of wear, particularly near the floor and walls. The space is modest but efficiently arranged, making the most of a limited area. The presence of basic toiletries and accessories indicates it is actively used and maintained.

## property information

Date Description From To Due Paid Balance

01/07/2021 Half Yearly Ground Rent in Advance 01/07/2021 31/12/2021 125.00 125.00

29/07/2021 1st Reminder Fee 24.00 149.00

01/01/2022 Half Yearly Ground Rent in Advance 01/01/2022 30/06/2022 125.00 274.00

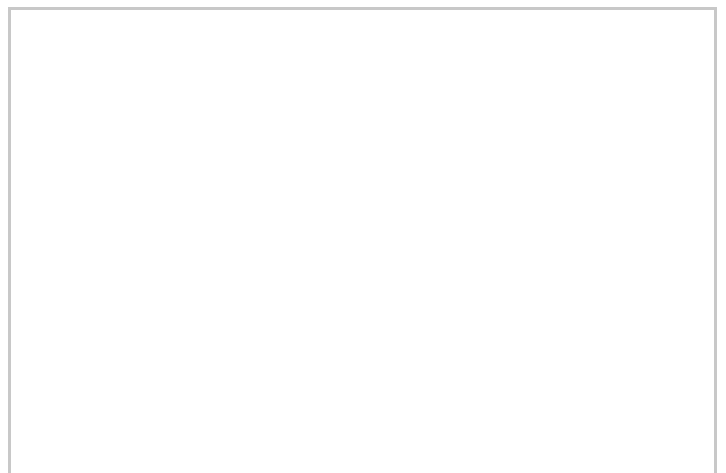
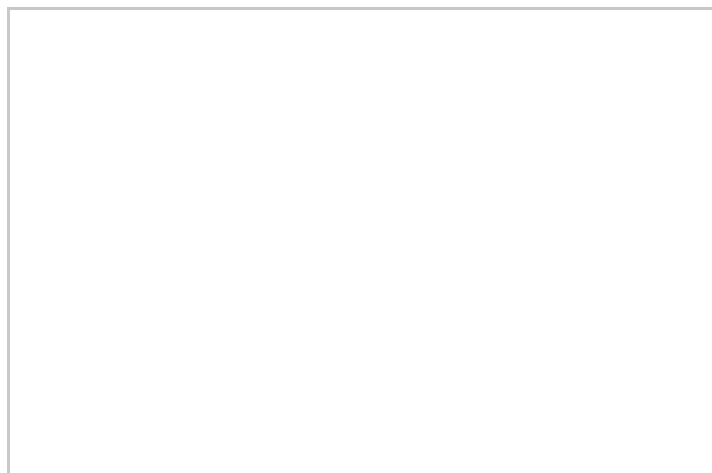
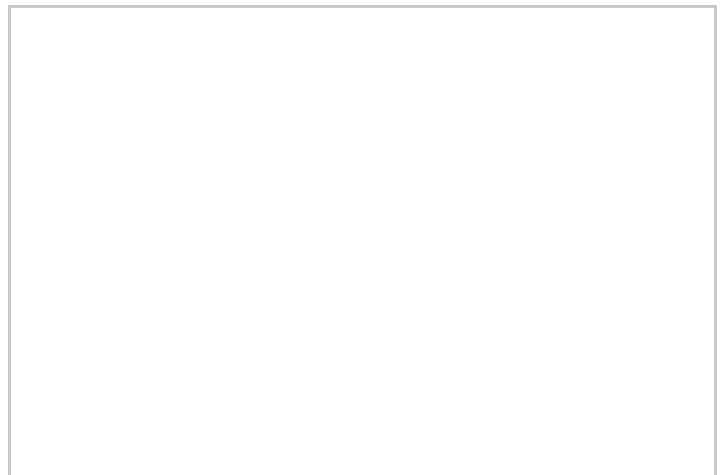
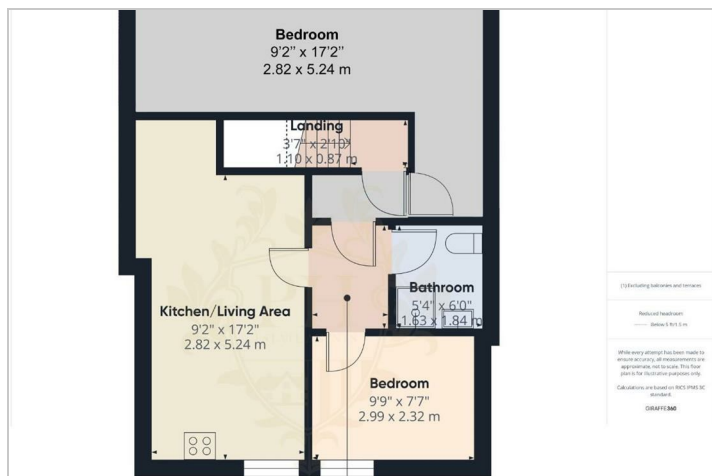
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01/07/2023 Half Yearly Ground Rent in Advance 01/07/2023 31/12/2023 125.00 709.00

01/01/2024 Half Yearly Ground Rent in Advance 01/01/2024 30/06/2024 125.00 834.00



## Road Map



## Hybrid Map



## Terrain Map



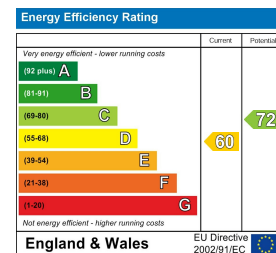
## Floor Plan



## Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.