

AUCTION

On-site, 12 Somerset Street, Swellendam AND
via webcast streaming

On 14 November 2024 @ 11h00

**DWELLING WITH 7 BEDROOMS EN-
SUITE, SWELLENDAM**



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PROPERTY DESCRIPTION

Erf number: Erf 480 Swellendam
Size: 834m²
Address: 12 Somerset St, Swellendam
Title deed: T16838/2019

IMPROVEMENTS

Summary of Improvements

- Dwelling (±318m²)
- Carport (±37m²)
- 2 x 2500ℓ water tanks
- 8 KVA Invertor & 2 Batteries

Composition of the dwelling

- 7 Bedrooms
- 7 Bathrooms (en-suite)
- Kitchen with scullery
- Dining room
- Lounge with fireplace and double doors opening onto a patio
- Loft area with storeroom, 2 bedrooms & bathroom (semi-complete)
- Covered braai area / patio with built-in bar next to swimming pool and garden
- Swimming pool
- Office area with bedroom
- Extra-length single garage & double carport



This property not only serves the extended family but also creates the opportunity to enter the guest house and overnight accommodation industry.

MUNICIPAL INFO

- Municipal Rates & Taxes: ± R2,844 p/month
- Municipal valuation: R2,300,000

FURNITURE

- The successful Buyer of the property will purchase the furniture as per Annexure A for R40,000 (forty thousand rands) plus 10% commission plus VAT thereon.
- The Buyer will pay on the day of the auction:
 - R4,000 deposit (10%)
 - R4,000 commission + 15% VAT thereon
- The remaining R36,000 will be payable on date of registration of transfer of the property.
- All payments will be made into the Auctioneer's trust bank account.

HOW TO REGISTER

1. **In person** on the day of the auction, 14 November 2024 (in order to bid from the floor)
FICA documents required
 - Copy of ID
 - Proof of address
2. **Online** at online.vanrensburgsauctions.co.za (in order to bid online via webcast facility)

WHAT TO KNOW ABOUT ONLINE BIDDING

- Ensure high-speed, stable internet connectivity at the premises/area where you will be bidding from. Take loadshedding and the impact thereof into account.
- Register at least 1 (one) day prior to the auction to avoid congestion and allow for possible technical issues to be addressed timeously. Online registrations will close 1 (one) hour before the auction.
- A bid made cannot be withdrawn.



- The Auctioneers will not be liable for any inconvenience and/or damages of whatsoever nature or value caused by technical and/or any other events, resulting in the online-system not being fully functional and/or preventing online bidders to partake.

SUMMARY OF CONDITIONS OF SALE

- Purchaser pays 10% deposit & 7% commission (plus VAT on the commission only) on the day of auction, after the fall of the hammer.
- There will be a period for higher offers after the auction. One confidential higher offer per purchaser is allowed after the auction, which will close on 19 November 2024 at 12:00 noon. Any offer made after the auction will only be regarded as a valid offer if the deposit and auctioneer's commission have been paid and cleared into the auctioneer's bank account and the offeror has signed the Conditions of Sale before on 19 November 2024 at 12:00 noon. The sale shall be subject to confirmation by the Seller by 22 November 2024; however the Seller may accept or decline the offer before 22 November 2024.
- The highest bidder will be held bound to his bid until 22 November 2024.
- Balance of the purchase price is payable against registration of transfer.
- The Purchaser shall within 30 days of acceptance of this offer by the Seller, furnish the Seller's Conveyancers with a guarantee by a registered financial institution and acceptable to the Seller, for the payment of the balance of the purchase price.
- TRANSFER DUTY payable by the purchaser on the purchase price.
- VACANT OCCUPATION and POSSESSION of the property shall be given by the Seller to the Purchaser on the date of registration of transfer into the name of the Purchaser, when all benefit and risk in the property shall pass to the Purchaser.
- All conveyancing work in connection with the transfer of this property shall be effected by the Seller's attorneys. All costs to the giving and taking of transfer and registration will be paid for by the Purchaser.
- Property sold VOETSTOOTS
- The Seller will be liable to effect the issue of the Certificates of Compliances for the electrical and gas installations. The Seller will also, on request of the Purchaser be liable to issue a beetle certificate.

**Disclaimer: Although the utmost care was taken to obtain and gather adequate information, the Auctioneers cannot be held liable for any misrepresentations. Information as supplied by the Seller .*



ANNEXURE A

FURNITURE

UPSTAIRS ROOM

3 Door Wardrobe
Single Bed
Double Bed
3 x Bedside tables
2 x Ball & Claw arm chair
TV Cabinet
Samsung flatscreen TV
AIM Bar fridge
Wooden Server
Smalls (kettle, cups, etc)
Floor model fan
2 Seater wrought iron patio set

STOEP/BRAAI ROOM

2 Seater couch
2 Seater bench
5 x Timber bar chairs
Vintage Fucks-ware fridge
2 x Chrome bar chairs
Patio table + 8 chairs
TV/Display cabinet
Server
Magazine stand

4 Seater wooden table + 3 chairs
2 x 2 Seater Pleather couch
Ball & Claw Kist
Coffee table
Wooden Bathroom cabinet
6 Seater table and 6 chairs
Lot crockery/ cutlery & coffee machine
1 x Logic microwave
1 x Vacuum
1 x One seater couch

ROOM 1

1 X Defy bar fridge
Sinotec flatscreen TV
Server
Single Bed
Double bed
2 x Bedside tables
2 seater bench
Lamp
Coffee Station
Smalls

ROOM 2

Single bed
Queen bed
2 x Bedside tables
Lamp
Server + Smalls
AIM Bar fridge
Sinotec flatscreen TV
1 x Chair

FRONT STOEP

2 x Cement garden sets
Pots, Plants and
Fountain

