



PROPERTY
INFORMATION



Family Home Asking R1 000 000

Address 40 Bailleul Road
Delville
Germiston

Broker Greg Branford

Mobile 083 256 3179

Email Greg@auctionexchange.co.za

Web Ref 0665



www.auctionexchange.co.za

GENERAL

GENERAL INFORMATION

NAME	A Diniozos
ADDRESS	40 Bailleul Road Delville Germiston
VAT/TRANSFER DUTY	Transfer Duty Payable
RATES & TAXES	±R 0pm

SALES INFORMATION

DEPOSIT	10%
COMMISSION	Payable by the Seller

TITLE DEED

TITLE DEED DESCRIPTION	Erf 544 Delville Germiston, Ekurhuleni
EXTENT	± 1 247m ²
TITLE DEED NUMBER	T26931/1989
SERVITUDES	None noted

DISCLAIMER

Whilst all reasonable care has been taken to obtain the correct information, neither Auction Exchange (Pty) Ltd, nor any of its subsidiaries and related companies, nor the Sellers, guarantee the correctness of the information, and none of the aforementioned will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of Auction Exchange (Pty) Ltd, its subsidiaries and related companies, the Sellers or any other person.



GENERAL

MUNICIPAL INFORMATION

CURRENT ZONING	Residential 1
PERMITTED USE	Dwelling House, Dwelling Units, Residential Buildings, Private Roads
LOCAL AUTHORITY	Ekurhuleni Metropolitan Municipality

PROPERTY DESCRIPTION

The property is a family home with entrance hall, lounge, dining room, three bedrooms newly renovated bathroom and kitchen. Staff quarters, single garage and tandem double carport. Swimming pool with established garden. Motorized gates and alarm provide security

AREA

The property in the suburb of Delville, south of the Germiston Cbd and centrally located on the East Rand . Easy access to the N3 and N12 highways. Schools and shopping centres are in close proximity. The area is located near large sporting facilities with include the Germiston Stadium, Delville Olympic Swimming, many sports fields and Germiston lake.



DISCLAIMER

Whilst all reasonable care has been taken to obtain the correct information, neither Auction Exchange (Pty) Ltd, nor any of its subsidiaries and related companies, nor the Sellers, guarantee the correctness of the information, and none of the aforementioned will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of Auction Exchange (Pty) Ltd, its subsidiaries and related companies, the Sellers or any other person.



THE PROPERTY

IMPROVEMENTS

STRUCTURE	Brick and mortar
NR OF STOREYS	Single
ROOF	Marley Tiles
EXTERNAL WALLS	Painted and plaster
INTERNAL WALLS	Plastered and painted
CEILINGS	Rhino Lite
FLOOR COVERINGS	Parque Flooring
LIGHTING	Standard
GLAZING	Steel frames and glass windows
CONDITION	Good

FEATURES

Entrance Hall
Kitchen
3 Bedrooms
1 Bathroom (Newly renovated)
Swimming pool
One staff room
Double Tandem Carport
Single garage

DISCLAIMER

Whilst all reasonable care has been taken to obtain the correct information, neither Auction Exchange (Pty) Ltd, nor any of its subsidiaries and related companies, nor the Sellers, guarantee the correctness of the information, and none of the aforementioned will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of Auction Exchange (Pty) Ltd, its subsidiaries and related companies, the Sellers or any other person.



THE PROPERTY

GENERAL CONDITION

The general condition of the property is fair.

DEFECTS – PATENT

None noted

DEFECTS - LATENT

None noted

TENANTED

TENANT

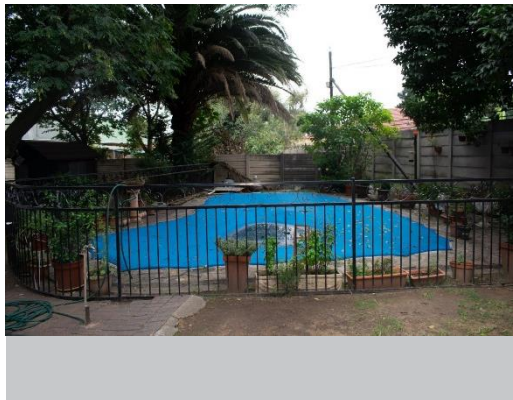
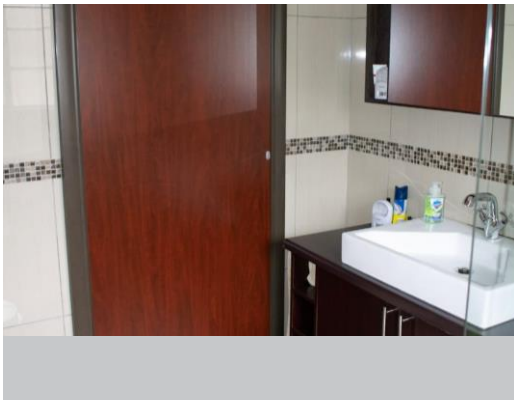
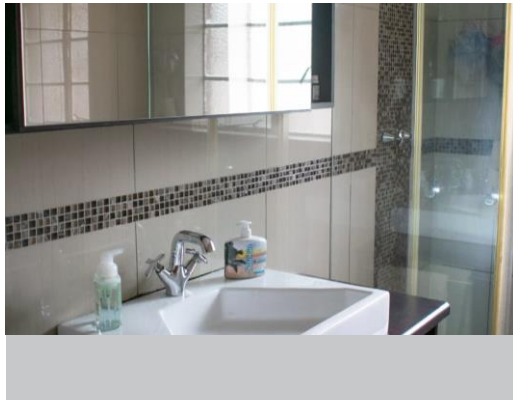
The property will be vacant on registration of transfer

DISCLAIMER

Whilst all reasonable care has been taken to obtain the correct information, neither Auction Exchange (Pty) Ltd, nor any of its subsidiaries and related companies, nor the Sellers, guarantee the correctness of the information, and none of the aforementioned will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of Auction Exchange (Pty) Ltd, its subsidiaries and related companies, the Sellers or any other person.



PHOTOGRAPHS



DISCLAIMER

Whilst all reasonable care has been taken to obtain the correct information, neither Auction Exchange (Pty) Ltd, nor any of its subsidiaries and related companies, nor the Sellers, guarantee the correctness of the information, and none of the aforementioned will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of Auction Exchange (Pty) Ltd, its subsidiaries and related companies, the Sellers or any other person.



