

## 68 Waterside House Abbey Close, Taunton, Somerset, TA1

Auction Guide Price +++ £120,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH SEPTEMBER 2024
- VIDEO TOUR COMING SOON
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SEPTEMBER LIVE ONLINE AUCTION
- LEASEHOLD FLAT | 678 Sq Ft
- 2 BED PURPOSE BUILT | PARKING
- VACANT | GOOD DECORATIVE ORDER
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Leasehold 2 BED PURPOSE BUILT FLAT ( 678 Sq Ft ) on the SECOND FLOOR with PARKING in this popular modern gated block.

# 68 Waterside House Abbey Close, Taunton, Somerset, TA1 1AN

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 68, Waterside House, Abbey Close, Taunton, Somerset TA1 1AN

Lot Number TBC

The Live Online Auction is on Wednesday 18th September 2024 @ 17:30  
Registration Deadline is on Monday 16th September 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £120,000 - £150,000

### THE PROPERTY

A Leasehold 2 bedroom flat on the second floor of this popular purpose built gated block with allocated parking space  
Sold with vacant possession.

Tenure - Leasehold ( New 999 year lease )

Management Fees - £135 pcm

Council Tax - B

EPC - B

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### LOCATION

Taunton provides an extensive range of facilities and also has access to the M5 motorway at junction 25 Blackbrook, there is a main line city rail link which is easily accessible, London Paddington being about 2 hours. The property is also well placed for easy access to the Brewhouse, Somerset County Cricket Ground and St. Marys Church.

### THE OPPORTUNITY

VACANT LEASEHOLD FLAT

The property has been previously let ( now vacant ) but is offered in good decorative order with potential for come very basic cosmetic improvement.  
The property would suit both investors and owner occupiers.

### SOLICITORS & COMPLETION

Lucy Bradbury

Capsticks

t: 020 8780 4763

Lucy.Bradbury@capsticks.com

www.capsticks.com

### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

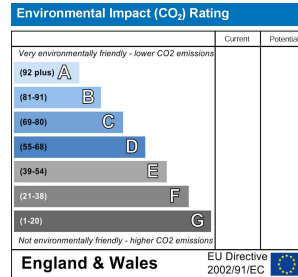
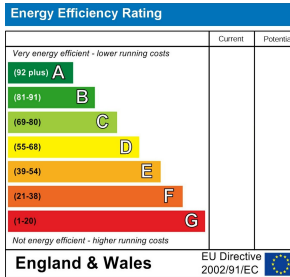
## Floor plan



Approx. Gross Internal Floor Area 678 sq. ft / 63.06 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.