



38 Wellsprings Road, Taunton TA2 7LY
Auction Guide Price £60,000

GIBBINS RICHARDS 
Making home moves happen

FOR SALE BY PUBLIC AUCTION ON 18TH JULY 2024. Auction Guide Price £60,000.

A two bedroomed ground floor flat offered to the market as a complete refurbishment project, the flat having been stripped of all interior fittings in recent months. The property is offered with no onward chain and is a potential superb rental investment once the property has been refurbished.

Please visit: https://www.networkauctions.co.uk/property/?lot_id=251187 for more information.

Tenure: Leasehold / Energy Rating: G / Council Tax Band: A

The property is a Cornish unit build, meaning it was built in the post war years of concrete panels and is therefore, of non traditional construction. This may well have an impact on the mortgageability of the property, so please check with your financial advisor before proceeding at auction. The flat has a side gate and is accessed via the side of the building. There is an entrance hall with a good sized store cupboard, a sitting room with former fireplace, a dining room with a kitchen off, a bathroom and two good sized double bedrooms. There is also an enclosed front and rear gardens, access to a shared side garden and two store sheds.

FOR SALE BY PUBLIC AUCTION On 18TH JULY 2024

TWO BEDROOMED RENOVATION PROJECT

CORNISH UNIT BUILD - PLEASE ASK FOR DETAILS

ENCLOSED REAR GARDEN

TWO STORE SHEDS

IN NEED OF COMPLETE REFURBISHMENT THROUGHOUT

NO ONWARD CHAIN

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Entrance Hall	Store cupboard.
Sitting Room	13' 9" x 12' 2" (4.2m x 3.7m)
Dining Room	10' 0" x 7' 8" (3.06m x 2.34m)
Kitchen	8' 0" x 6' 9" (2.43m x 2.05m)
Rear Hallway	
Bedroom 1	14' 0" x 11' 1" (4.26m x 3.37m)
Bedroom 2	10' 0" x 7' 9" (3.06m x 2.36m)
Bathroom	7' 7" x 6' 3" (2.3m x 1.9m)
Outside	Enclosed front and rear gardens and two store sheds.
Tenure and Outgoings	The property benefits from an original 125 year lease dated from 9th June 2008 (109 years remaining). The service charges are £41.00 (2022/2023) and ground rent is £10 per annum.



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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