



MILES ESTATE AGENTS

**Parkgate House , West Bagborough,
Taunton, Somerset TA4 3EP
£670,000**



***FOR SALE VIA ONLINE TRADITIONAL AUCTION

*** via Secure Sale online bidding. Terms & Conditions apply. A substantial 5 double bedroom, 4 bathroom detached modern house offering generously proportioned living spaces and set in around an acre of grounds on the edge of this most favoured Quantock village. Superb kitchen/dining/family room, double garage, parking and NO ONWARD CHAIN.Freehold Council Tax Band F. EPC: F

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale. This auction lot is being sold under unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedures are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property to be sold prior to the end of the auction.



Features:

- Entrance Porch
- Large Kitchen /Dining/Family Room
- Conservatory
- Spacious Sitting Room
- Study
- Utility & Cloakroom
- 5 Double Bedrooms
- 3 En Suites
- Refitted Family Bathroom
- Garden Extending to around 1 Acre
- Large Patio with Play Area & Pool
- Double Garage & Workshop
- Council Tax Band F
- Freehold
- NO ONWARD CHAIN



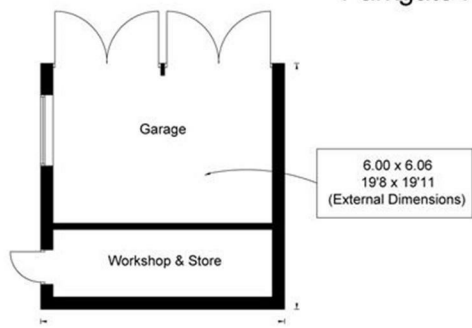






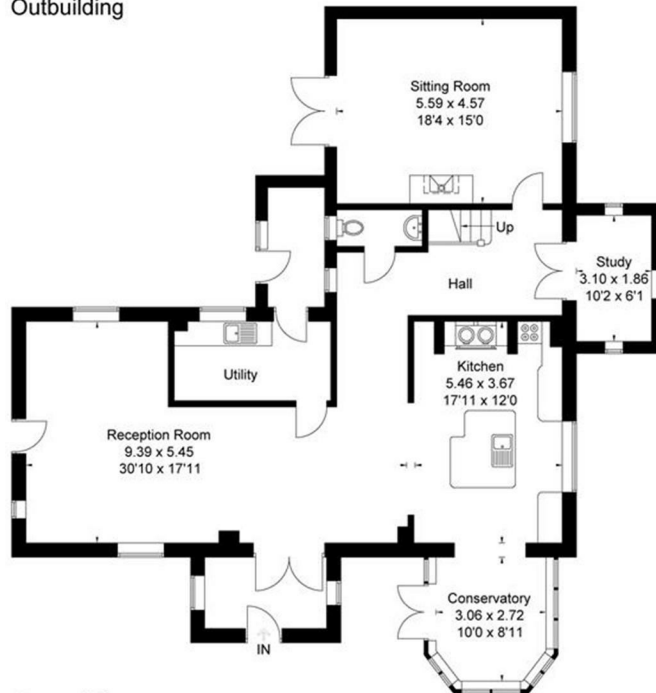
Parkgate House, New Road, West Bagborough, Somerset ,TA4 3EP

Approximate Gross Internal Area = 261 sq m / 2809 sq ft
Outbuilding = 29 sq m / 312 sq ft
Total = 290 sq m / 3121 sq ft

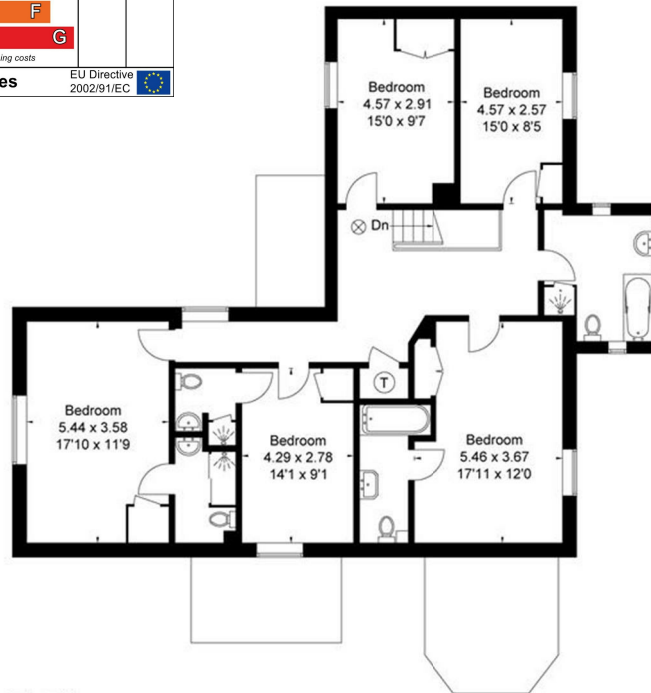


(Not Shown In Actual Location / Orientation)
Outbuilding

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-58) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor



First Floor

FLOORPLANZ © 2014 0845 6344080 Ref: 130607

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Viewings strictly through the selling agents:

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