



 4
Bedrooms

 2
Bathrooms





This spacious semi-detached property offers great family oriented living. Briefly comprising; entrance hall, lounge / diner, kitchen, conservatory, reception room, 3 double bedrooms, 1 single bedroom, bathroom and en-suite. There are enclosed gardens and workshop on the rear of the property as well as ample parking to the front. Conveniently located a short level walk away from Milton high street benefitting a host of local amenities including shops and cafes, as well as a host of highly regarded schools within catchment area of this property. Within walking distance is Milton train station and bus stops with active routes across W-S-M and beyond.

AGENTS NOTE: We advise we are aware that part of the extension to this property is single skinned however we have no further information regarding this and would advise all prospective interested parties that they carry out their own investigations into this and issues that may arise from this prior to committing to a purchase of this property.



- Semi-Detached House
- Family Orientated Living
- N Somerset Council Tax Band D
- EPC Rating D
- Ample Parking
- Enclosed Rear Gardens



This property is being sold by conditional online auction terms as a Buy It Now where the property is sold at a fixed price as opposed to auction style bidding.

To log in or register to buy this property, please visit the property page on the agent's own website.

Unlike a private treaty sale (i.e. private negotiated sale), the property will be sold via a Buy It Now where the bidder and seller contractually commit to progress the sale (which remains subject to contract) within a specified period, giving both parties commitment and more certainty that the transaction will proceed.

The Buy It Now bidding window will end at the time and date stated on this property's page on the agent's website. At that point, a reservation fee will be paid by the successful bidder, giving them an exclusive period of time ("Reservation Period") in which to exchange contracts and complete the transaction, during which the seller agrees not to take steps to sell the property to anyone else. The reservation fee is non-refundable and for this property is **£5,700.00** Inclusive of VAT. Reservation Fees do not contribute towards purchase prices (or deposit payments), although they will be considered as part of the chargeable consideration for the property in the calculation of stamp duty liability.

Occasionally, the seller of the property may charge additional fees, listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. We strongly recommend that you read the Legal Pack carefully before bidding and obtain independent legal advice, where necessary.

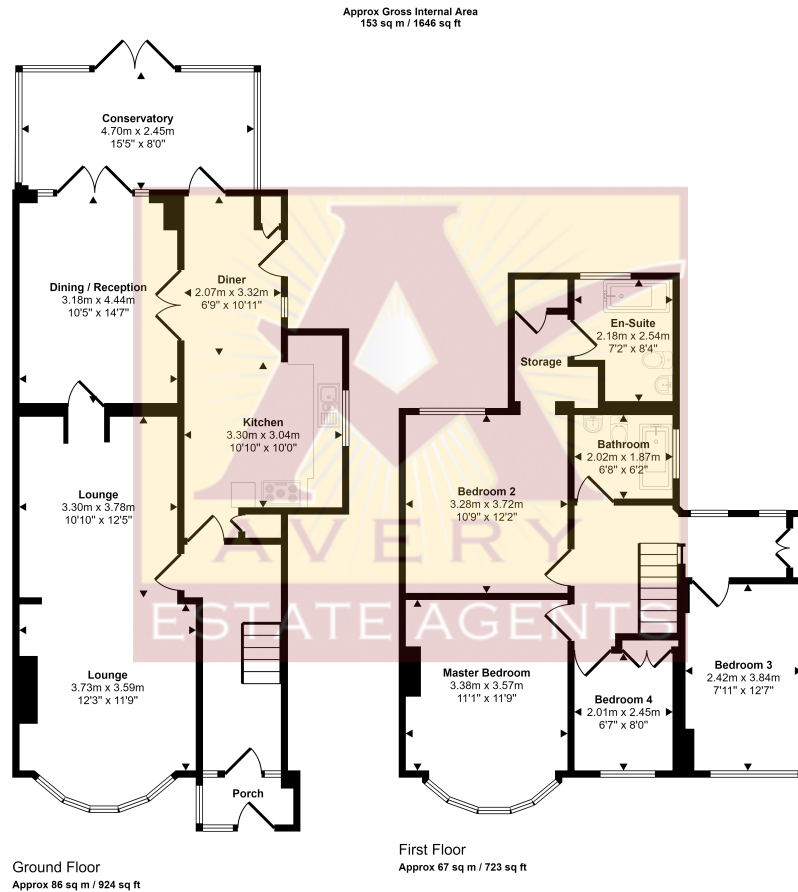




Contracts do not exchange immediately at the point of the Buy It Now and can take place at any point during the Reservation Period. This can allow you time to raise a mortgage if you require one (and the property is mortgageable). The Reservation Period granted to the bidder is, however, time limited (note the length of this period will vary from property to property) and should you not exchange contracts and complete the transaction within this period, the seller shall be entitled to take steps to sell the property to a third party. The Reservation Period for this property is **56 days** from the point of Buy It Now. If you feel that you would require more time than this, please enquire with the agent before you place a bid, as the seller may be able to offer some flexibility.

All of our conditional online auctions are subject to our Bidder Terms, available at <https://www.landmark.co.uk/wp-content/uploads/2023/03/Optimus-Bid-Bidder-Terms.pdf>





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

