

for sale

guide price **£100,000**



Flat C Park Street Taunton TA1 4DF

This spacious TOP FLOOR APARTMENT is centrally located and is within walking distance of MUSGROVE PARK HOSPITAL and Taunton town centre. Boasting LARGE LOFT SPACE, generous rooms and PRIVATE PARKING. Early viewing advised!



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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Front Door



Leading into...

Communal Entrance Hall

Stairs rising to the middle floor where the apartment front door is located. Spacious private storage cupboard located on the middle floor.

Front Door

Leading into entrance hall with stairs rising to the apartment above.

Entrance Hall

A bright and generous entrance hall with double glazed window to rear aspect. Loft access leading to a particularly large private loft space with ample room to convert subject to Freeholder's and Planning consent. Two storage cupboards and additional storage recess. Doors to the Living Room, Bathroom and Bedroom. Open through to the Kitchen / Breakfast Room.

Living Room

16' 11" x 12' 2" (5.16m x 3.71m)

Offering ample space for a Lounge / Diner should the owner wish, this spacious Living Room features television point, telephone point, wall-mounted radiator and double glazed window to front aspect.

Kitchen / Breakfast Room

15' 5" x 8' 6" (4.70m x 2.59m)

A modern kitchen with a range of fitted wall and base units. Roll-top work surfaces incorporating a stainless steel sink with drainer. Recesses for a free standing oven, automatic washing machine and fridge / freezer. Tiled splashbacks and double glazed window to rear aspect.

Bedroom 1

12' 7" x 9' 1" (3.84m x 2.77m)

Wall-mounted electric heater and double glazed to front aspect.

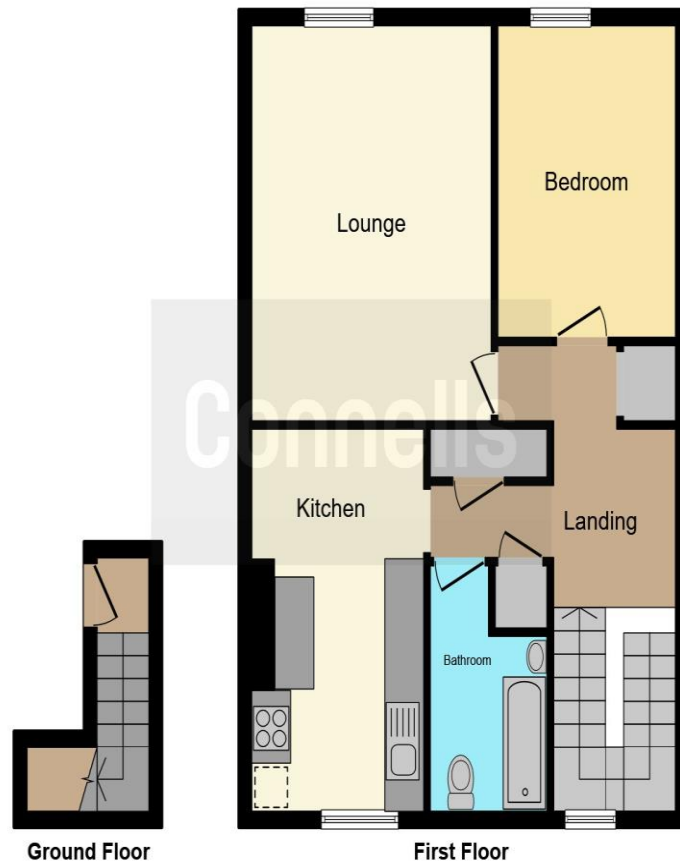
Bathroom

A neutral suite comprising bath with mixer taps and electric wall-mounted shower over, low level W.C. and wash hand basin with vanity unit. Additional features include extractor fan, vinyl flooring and part-tiling.

Parking

Allocated parking for one car. Held on a separate title but sold in conjunction with the property. Enquire with the selling agents for more information.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

directions to this property:

From the town centre proceed along Corporation Street taking a left hand turn at the first mini roundabout and then a right hand turn at the second. Proceed past County Hall into Park Street. Continue up Cann Street before taking the right hand lane and dropping down Compass Hill staying in the right hand lane and turning back into Park Street where the apartment is located on the right hand side.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN311137 - 0005

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/TTN311137

This is a Leasehold property with details as follows; Term of Lease 999 years from 26 Mar 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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