

for sale

guide price **£170,000**



Barton Grange Corfe Taunton TA3 7AQ

NO ONWARD CHAIN! An incredible **TWO BEDROOMED APARTMENT** in an impressive converted country house, nestled in **BEAUTIFUL COUNTRYSIDE** on the edge of the Blackdown Hills. Located in the popular village of **CORFE** and further benefitting from **GARAGE AND PARKING**. **View now!**



Barton Grange Corfe Taunton TA3 7AQ

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 upper floors with Flat 1 being located on the 2nd floor. There is also a lift for convenient access to the second floor.

Private Front Door

Leading into...

Kitchen / Diner / Lounge

22' 3" x 21' 1" (6.78m x 6.43m)

An incredible open plan room punctuated with character and charm. Two windows to the rear aspect and one window to the front, all benefitting from most impressive views of the gardens, surrounding countryside and the rising and setting sun. The Lounge/Dining areas have versatility to be arranged however the owner wishes and there are television and telephone points. A real feature of the room is the inglenook fireplace with woodburning stove. The hot water tank is housed within a built-in cupboard. Door to the rear hallway.

Kitchen Area

The Kitchen comprises a generous range of fitted wall and base-mounted units with roll-edge work surfaces incorporating a sink with drainer and induction hob. Built-in electric oven and dishwasher. Tiled splashbacks.

Rear Hallway

Wall-mounted storage heater. Doors to both bedrooms and the Shower Room.

Bedroom 1

13' 9" x 13' 4" (4.19m x 4.06m)

A generous main bedroom with wardrobe storage spanning the full width of the room. Window to front aspect.

Bedroom 2

13' 3" x 7' 2" (4.04m x 2.18m)

A second large bedroom with window to rear aspect.

Shower Room

A well-appointed suite comprising a corner shower cubicle with wall-mounted electric shower over, low level WC and pedestal wash hand basin. Wall-mounted heated towel rail and window to front aspect.

Communal Gardens

Barton Grange boasts beautiful communal gardens primarily laid to lawn and stocked with mature shrubs and bushes, set on the edge of the stunning Blackdown Hills AONB.

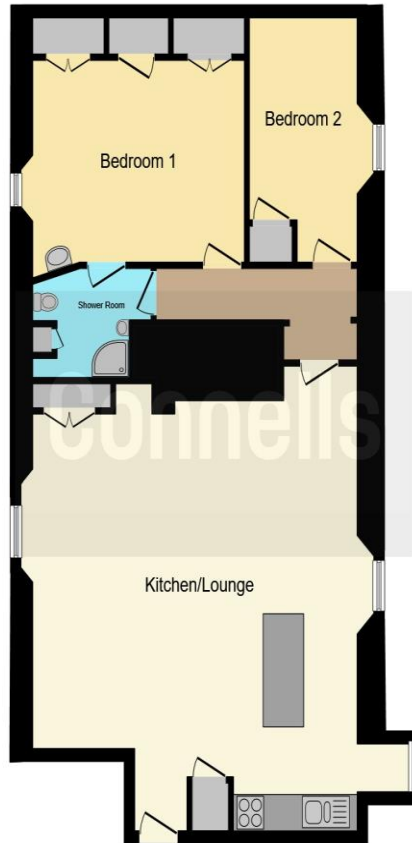
Garage

A single garage with double wooden doors to the front aspect.

Parking

Two allocated parking spaces, one in front of the garage and another in the lay-by area in front of the building.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

directions to this property:

Leave Taunton heading south on the B3170 and continue past Taunton Racecourse heading for Corfe. Upon entering the village turn right onto Newton Lane and continue along the road until you reach Barton Grange.

To view this property please contact Connells on

T 01823 334 433
E taunton@connells.co.uk

53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN311814 - 0008

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/TTN311814

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1987. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

