

for sale

guide price **£250,000**



## Manor Orchard Taunton TA1 4SQ

Situated in the highly favoured PARKFIELD AREA of Taunton and enjoying immediate access to Musgrove Park Hospital, with level access into the county town centre, this neutrally appointed SEMI-DETACHED BUNGALOW with a secluded garden and ample parking is available for sale with NO ONWARD CHAIN!



# Manor Orchard Taunton TA1 4SQ

## 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 £300 inc VAT towards the preparation cost of the pack.

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.

## Front Door



Leading to...

## Entrance Porch

A double glazed construction with a double glazed door providing access into the...

## Entrance Hall

Radiator. Recessed cupboard housing the wall-mounted boiler. Attic hatch.

## Lounge

15' x 11' 7" plus door recess ( 4.57m x 3.53m plus door recess )  
Electric feature fireplace. Radiators. Large double glazed sliding doors through to the...

## Conservatory

10' x 9' 11" ( 3.05m x 3.02m )  
A double glazed construction with brick base. Radiator. Power and light. Double glazed double doors open onto the patio.

## Main Bedroom

12' x 10' 1" plus door recess ( 3.66m x 3.07m plus door recess )  
Double glazed window to rear. Radiator.

## Bedroom Two

11' 8" max x 8' 1" max ( 3.56m max x 2.46m max )  
Double glazed window to front. Radiator.

## Kitchen

10' 3" x 7' 11" ( 3.12m x 2.41m )  
Double glazed window to front. Obscure double glazed window and door to side, opening to outside. The kitchen itself is equipped with a range of wall and base-mounted units with rolltop work surfaces, including one and a half bowl sink and drainer with mixer tap. Recesses include plumbing for an automatic washing machine and slimline dishwasher. Gas and electric cooker point.

Cooker hood over. Partial tiling.

## Shower Room

Obscure double glazed window to front. The suite itself comprising low-level WC, pedestal wash hand basin, corner shower cubicle with a wall-mounted electric shower. Partial tiling. Radiator. Extractor fan.

## Rear Garden

An enclosed level sunny garden laid to a combination of patio, vegetable plots, shrub beds and borders. The garden is also enhanced by a wooden storage shed, potting shed and bin store area. The garden is further enhanced by side pedestrian access and personal access into the garage.

## Parking

A driveway providing ample off-road parking.

## Garage

16' 6" x 8' 4" ( 5.03m x 2.54m )  
A detached garage with up-and-over door, power and light. Accessed via a brick-paved driveway, which has been temporarily cordoned off by a wooden fence to create additional privacy.





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](http://www.focalagent.com)

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**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
TAUNTON TA1 3PR

Property Ref: TTN312039 - 0009

**Tenure:** Freehold

**EPC Rating:** D

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