

for sale

guide price **£150,000**



Blackdown Road Taunton TA2 8EY

NO ONWARD CHAIN! A spacious, three-bedroomed home in a **QUIET LOCATION** on the northern side of Taunton. Features include a **PRIVATE GARDEN**, gas central heating and a **BRICK STORAGE SHED**. **View now!**



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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 £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 into...

Entrance Hall

A generous entrance hall with stairs rising to the first floor and an under-stairs cupboard with plumbing for an automatic washing machine. Wall-mounted radiator. Doors to the Lounge and Kitchen.

Lounge

12' 7" x 10' 1" (3.84m x 3.07m)

Window to front aspect and wall-mounted radiator. Archway through to the...

Dining Room

10' 2" x 9' 6" (3.10m x 2.90m)

Window to rear aspect and wall-mounted radiator. Door to the Kitchen.

Kitchen

9' 9" x 8' 2" (2.97m x 2.49m)

The Kitchen features a range of fitted wall and base units with roll-edge work surfaces incorporating a sink with drainer. Recesses for a freestanding gas cooker, dishwasher and small fridge/freezer. Window to rear aspect and double glazed door to the rear garden.

First Floor Landing

Loft hatch. Doors to all bedrooms and the Bathroom.

Bedroom 1

13' 1" x 11' 9" (3.99m x 3.58m)

Telephone point, wall-mounted radiator and window to front aspect.

Bedroom 2

12' 7" x 9' 5" (3.84m x 2.87m)

A second double bedroom with wall-mounted radiator, built-in wardrobes and window to rear aspect.

Bedroom 3

9' 8" x 8' 8" (2.95m x 2.64m)

Window to front and wall-mounted radiator. Built-in cupboard.

Bathroom

Suite comprising bath with mixer taps, low level WC and pedestal wash hand basin. Wall-mounted radiator and window to rear aspect.

Front Garden

A small garden laid to lawn with some mature shrubs.

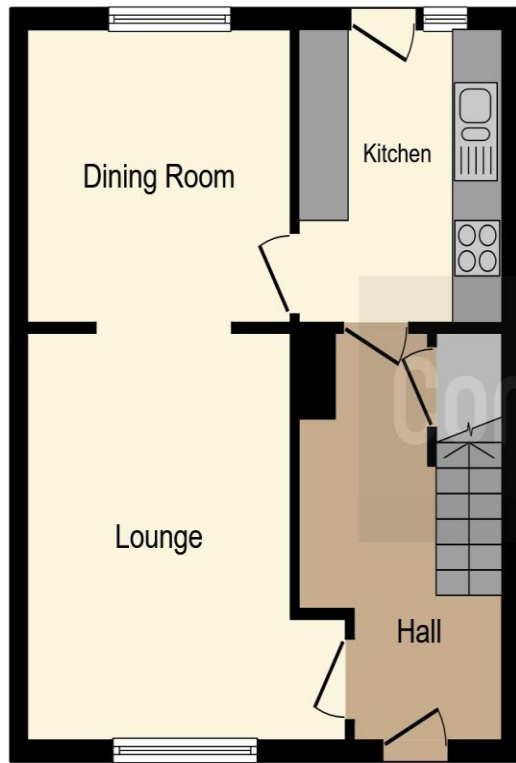
Rear Garden

A private, enclosed rear garden laid to block paving and lawn. Additional features include a brick shed, outside tap and side gate.

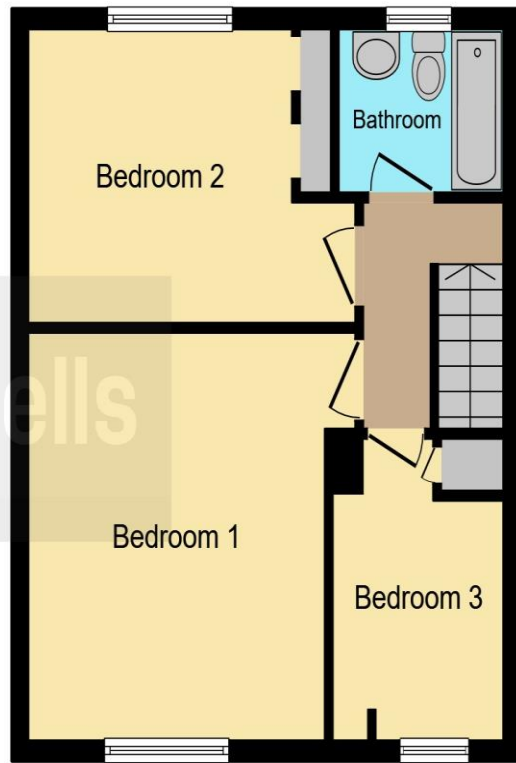
Agents Note

The property is believed to be of non-standard construction.





Ground Floor



First Floor

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:

At the O'Bridge Roundabout head north on Eastwick Road. At the painted roundabout turn right onto Selworthy Road. Take the first right turning onto Blackdown Road where the property will be located on the left hand side.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN312030 - 0004

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/TTN312030



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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