

for sale

guide price **£175,000**



Pitts Close Taunton TA1 4TN

NO ONWARD CHAIN! A highly desirable, **TWO BEDROOMED BUNGALOW** in the popular **GALMINGTON** area benefitting from immediate access to **AMENITIES AND BUS ROUTES**. Features include a **LOW MAINTENANCE GARDEN**, open plan Lounge/Diner and **DRIVEWAY**.



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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.

Side Door



Leading into...

Entrance Hall

Doors to the Lounge/Diner, Bathroom and both bedrooms.

Lounge/Diner

18' x 11' 6" (5.49m x 3.51m)

A generous open plan room with two wall-mounted radiators. Door to the Sun Room and Kitchen.

Kitchen

8' 7" x 7' 2" (2.62m x 2.18m)

The kitchen features a range of fitted wall and base-mounted units. Work surfaces incorporating a sink with drainer. Recesses for a washing machine, small fridge/freezer and freestanding electric cooker. Wall-mounted gas boiler. Window to rear aspect and door to the side aspect.

Sun Room

8' 1" x 5' 5" (2.46m x 1.65m)

Windows to rear aspect facing the garden and a single door to the side aspect.

Bedroom 1

10' 5" x 9' 7" (3.17m x 2.92m)

Fitted wardrobe storage, wall-mounted radiator and window to front aspect.

Bedroom 2

7' 6" x 7' 5" (2.29m x 2.26m)

Wall-mounted radiator and window to front aspect.

Bathroom

Suite comprising bath with mixer tap and wall-mounted shower over, low level WC and pedestal wash hand basin. Wall-mounted radiator, tiling and window to side aspect.

Front Garden

A small garden with a range of mature shrubs and small trees.

Rear Garden

An attractive, low-maintenance garden primarily laid to patio and stone chippings. There is a summerhouse, wooden storage shed and mature shrubs and bushes throughout.





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:

From the centre of Taunton head south on Trull Road. At the painted roundabout turn right onto Galmington Road. Turn left onto College Way and then turn right into Pitts Close where the property will be 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: TTN311834 - 0003

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/TTN311834



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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