

for sale

guide price **£150,000**



Eastleigh Road Taunton TA1 2YB

Available with **NO ONWARD CHAIN** and offering considerable potential, this fantastic Victorian-style bay-fronted home on the south-east side of Taunton provides ease of access to the county **TOWN CENTRE** and benefits from wonderful character features. Ideal opportunity for **INVESTORS AND BUYERS ALIKE**.



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Auctioneer's Comments

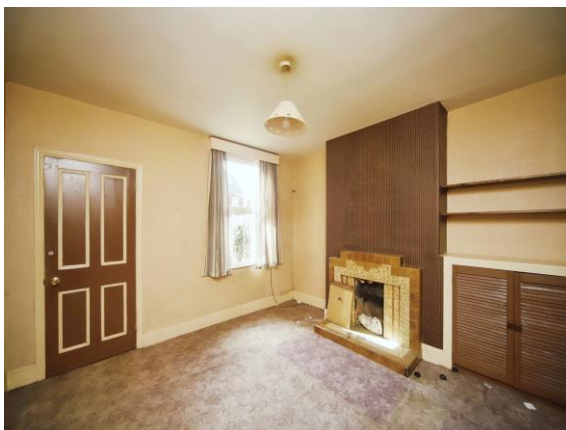
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria,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

Agents Note



'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved'

Agents Note Two

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Front Door

Leading to...

Vestibule

Obscure double glazed door through to the...

Entrance Hall

Lounge

13' 5" into bay x 11' 7" max (4.09m into bay x 3.53m max)
Double glazed bay window to front. Feature fireplace.

Dining Room

12' 4" max, plus cupboard x 12' 2" (3.76m max, plus cupboard x 3.71m)
Recessed understairs cupboard and further built-in cabinet. Feature fireplace. Double glazed window to rear.

Breakfast Room

10' 11" max, plus cupboard x 8' 6" (3.33m max, plus cupboard x 2.59m)
Double glazed window to side. Recessed larder-style cupboard. Built-in shelving unit. Recessed cupboard.

Kitchen

7' 2" x 5' 8" (2.18m x 1.73m)

Double glazed window to rear. Base-mounted units and work surface. Sink and drainer. Electric cooker point. Partial tiling.

First Floor Landing

Attic hatch. Built-in over stairs cupboard.

Bedroom One

15' 4" max x 11' 7" (4.67m max x 3.53m)
Double glazed window to front. Feature fireplace.

Bedroom Two

12' 7" x 9' 2" max (3.84m x 2.79m max)
Double glazed window to rear. Built-in double wardrobe with overhead storage.

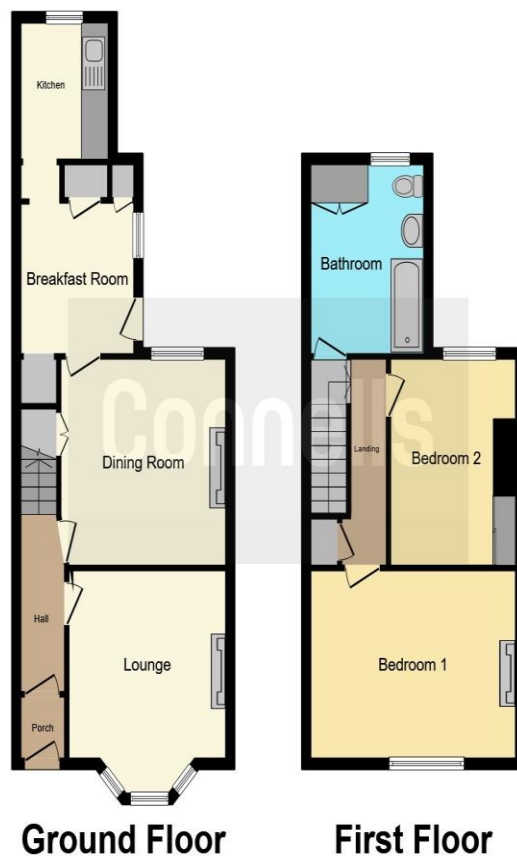
Bathroom

Suite comprising low-level WC, wash hand basin and bath. Airing cupboard housing the water tank. Obscure double glazed window to rear.

Rear Garden

Predominantly walled garden with useful storage shed and gated rear pedestrian access. Brick-built coal shed and outside WC.





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

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN311784 - 0009

Tenure: Freehold

EPC Rating: F

view this property online connells.co.uk/Property/TTN311784



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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