

for sale

guide price **£200,000**



Queensway Taunton TA1 4LZ

Offered to the market with **NO ONWARD CHAIN** this two double bedroom end-of terrace home with good size garden, **GARAGE** and conservatory is located in the favoured Castle School catchment. An early viewing is **STRONGLY RECOMMENDED** to avoid disappointment.



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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 to...

Lounge

13' 8" x 11' 7" (4.17m x 3.53m)

A good size reception room with television point, understairs cupboard, wall-mounted radiator and window to front aspect. Stairs rising to the first floor. Door through to the...

Kitchen / Diner

11' 7" x 9' 3" (3.53m x 2.82m)

The Kitchen comprises a range of wall and base units. Roll-top work surfaces incorporating a sink with drainer. Recesses for a tall fridge / freezer, electric cooker and washing machine. Fitted cooker hood. Wall-mounted gas boiler. Further features include tiled splashbacks, wall-mounted radiator and window to rear aspect. Door through to the...

Conservatory

A UPVC conservatory with a brick base and single door to the rear garden.

First Floor Landing

Window to side aspect. Doors to both bedrooms and the Bathroom.

Bedroom One

11' 8" x 9' 3" (3.56m x 2.82m)

Wall-mounted radiator and window to rear aspect.

Bedroom Two

11' 8" x 8' 8" (3.56m x 2.64m)

Wall-mounted radiator and window to front aspect.

Bathroom

Suite comprising bath with mixer tap and wall-mounted shower

attachment over, low level W.C. and pedestal wash hand basin. Additional features include an airing cupboard, all-mounted radiator and part-tiling.

Front Garden

The property boasts a large front garden which wraps around to the left hand side. It is predominantly laid to lawn with some mature shrubs and a patio pathway leading to the side gate.

Rear Garden

The rear garden is also primarily laid to lawn but also has a patio area and a concrete pathway leading to a wooden shed at the rear. There are useful external power sockets and a side gate leading to the front of the property.

Garage

A single garage located in a block to the left hand side of the property.





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 in a south westerly direction onto Trull Road, take the right hand turn at the mini roundabout onto Galmington Road. Take a left opposite the shops onto College Way, take the third right onto Queensway where the property will be identified on the right hand side by a Connells for sale board.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN312155 - 0005

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/TTN312155



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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