

for sale

guide price **£120,000**



Cheddon Road Taunton TA2 7DH

An EXCELLENT PROJECT OPPORTUNITY located close to Taunton's Town Centre and TAUNTON STATION. Available to purchase with PLANNING PERMISSION FOR THREE DWELLINGS. View now!





# Cheddon Road Taunton TA2 7DH

## 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.

## The Property





On the ground floor the property is currently configured with five rooms, an internal courtyard and entrances from Cheddon Road and from the side on Vera Street.

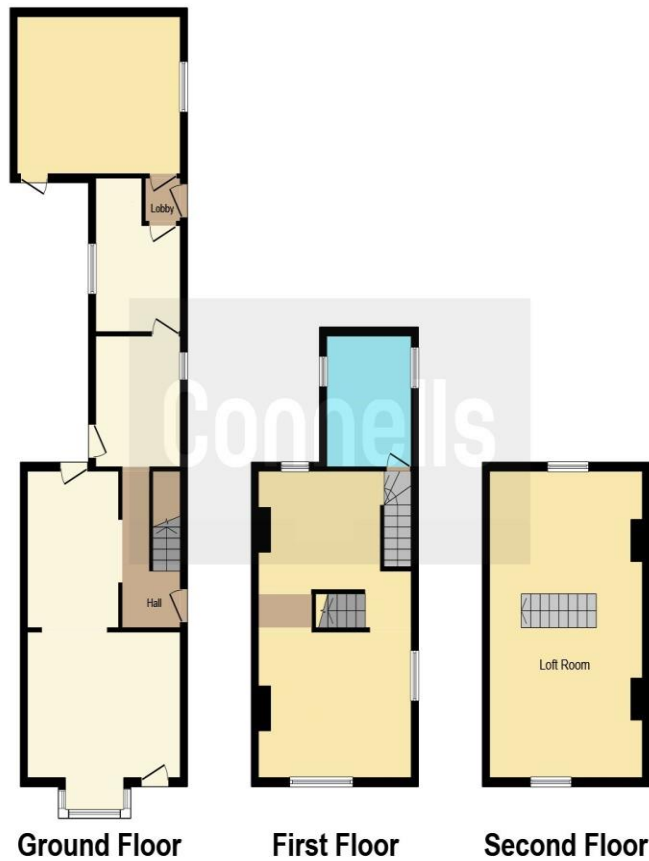
Stairs rise to the second floor where there are three more rooms and a second set of stairs leading to the large loft room.

### Agents Note

The property is being sold with planning permission granted for three dwellings. Please see planning application numbers below:

38/23/0225  
38/23/0056/LEW





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)

### directions to this property:

From the centre of Taunton head north on Station Road which becomes Kingston Road. At the traffic lights turn right onto St Andrews Road and then left into Cheddon Road. The property will be located on the left hand side.

To view this property please contact Connells on

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

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN310992 - 0003

**Tenure:** Freehold

**EPC Rating:** D

**view this property online** [connells.co.uk/Property/TTN310992](http://connells.co.uk/Property/TTN310992)



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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