

for sale

guide price **£150,000**



## Cheddon Road Taunton TA2 7BA

A semi-detached home enjoying considerable potential and would benefit from COMPLETE MODERNISATION. Available for sale with NO ONWARD CHAIN and located in a popular residential area on the north side of Taunton. A RARE TREAT for investors and buyers alike.



# Cheddon Road Taunton TA2 7BA

## Auctioneer's Comments

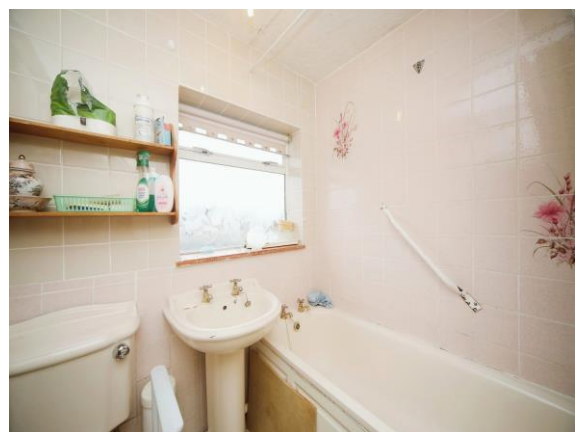
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria,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

## Entrance Hall

## Lounge

12' 6" x 10' 6" ( 3.81m x 3.20m )

Double glazed window to front. Radiator.

## Dining Room

9' 6" x 8' 6" ( 2.90m x 2.59m )

Double glazed window to rear. Radiator.

## Kitchen

11' 2" max x 9' max ( 3.40m max x 2.74m max )

Double glazed window to rear. Radiator. The kitchen itself is equipped with a range of wall and base mounted units with roll top work surfaces including a sink and drainer. Integrated electric oven and grill with separate hob.

## Utility

10' 2" max x 9' 3" plus recess ( 3.10m max x 2.82m plus recess )

Full length double glazed window and door to rear providing access into the garden. Further door giving front access onto the driveway.

## Cloakroom

Obscure double glazed window to front. Suite comprising low level WC and wash hand basin.

## Bedroom One

15' 7" plus wardrobe x 9' 10" plus cupboard ( 4.75m plus wardrobe x 3.00m plus cupboard )

Double glazed window to front. Radiator.

## Bedroom Two

12' 2" x 10' 10" max ( 3.71m x 3.30m max )

Double glazed window to rear. Radiator.

## Bathroom

Obscure double glazed window to rear. Suite comprising low level WC, wash hand basin and bath.

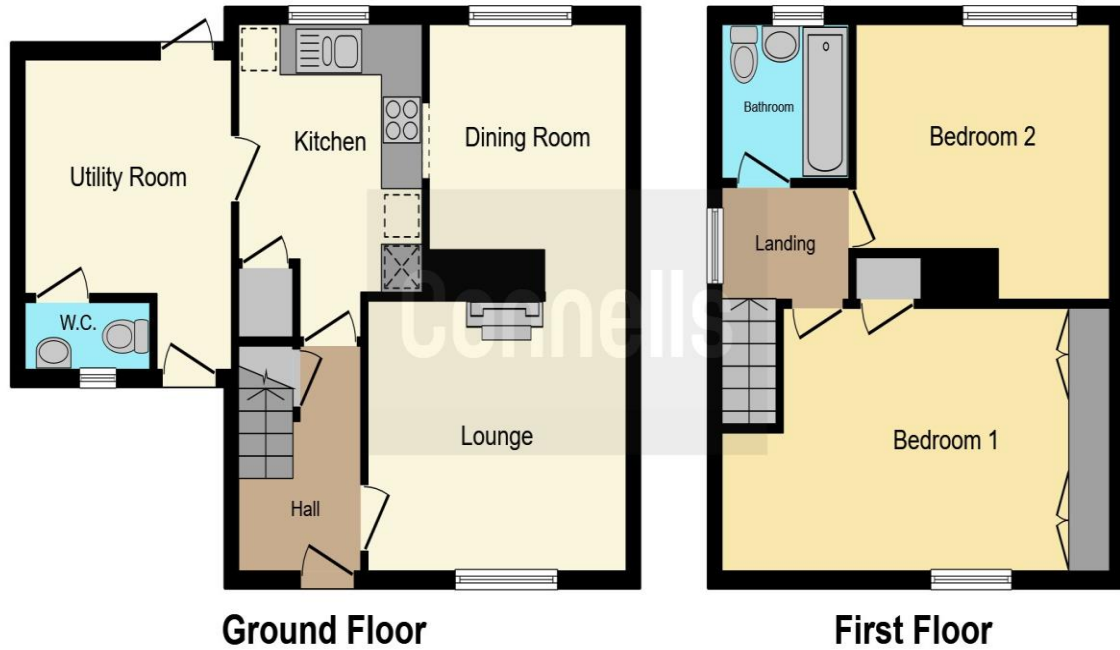
## Rear Garden

A generous and well enclosed level garden.

## Parking

Driveway to the front for one car.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**directions to this property:**

From Taunton proceed in a northerly direction along North Street into Bridge Street bearing right at the traffic lights onto Station Road. Continue under the railway bridges bearing right at the traffic lights and then taking the left onto Cheddon Road. Continue along Cheddon Road for approximately half a mile where the property will eventually be seen on the right hand side.

To view this property please contact Connells on

**T 01823 334 433**  
**E taunton@connells.co.uk**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN311719 - 0003

**Tenure:** Freehold

**EPC Rating:** E

**view this property online** [connells.co.uk/Property/TTN311719](http://connells.co.uk/Property/TTN311719)



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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