

for sale

guide price **£190,000**



Ashbourne Crescent Taunton TA1 2RA

Standing proudly in the favoured BLACKBROOK AREA on the south-east side of Taunton, with SUPERB ACCESS to the M5 and the county town centre itself. The property is available with NO ONWARD CHAIN and enjoys considerable potential. Ideal 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.

Front Door



Leading to...

Entrance Hall

Tiled floor. Stairs rise to the first floor.

Lounge

15' 9" x 10' 8" max plus recess (4.80m x 3.25m max plus recess)
Double glazed window to front. Radiator.

Kitchen / Diner

13' 7" x 8' 10" (4.14m x 2.69m)
Double glazed window to rear. Double glazed sliding door through to the conservatory. Wall and base-mounted units with rolltop work surfaces including sink and drainer with mixer tap, integrated electric oven and hob, with cookerhood over. Partial tiling. Radiator.

Conservatory

11' 5" x 7' 6" (3.48m x 2.29m)
A lean-to double glazed construction with brick base. Sliding doors opening onto outside. Tiled flooring.

First Floor Landing

Attic hatch.

Main Bedroom

13' 7" into wardrobes x 8' 10" plus door recess (4.14m into wardrobes x 2.69m plus door recess)
Double glazed windows to front. Radiator. Double built-in wardrobes. Overstairs cupboard housing the watertank.

Bedroom Two

10' 5" x 7' 8" (3.17m x 2.34m)
Double glazed window to rear. Radiator.

Bedroom Three

7' 8" x 5' 10" (2.34m x 1.78m)
Double glazed window to rear. Radiator.

Bathroom

Obscure double glazed window to side. Radiator. Suite comprising low-level WC, pedestal wash hand basin and bath with wall-mounted electric shower over. Radiator. Tiled walls.

Rear Garden

An enclosed level garden laid to patio and lawn with a wooden storage shed. Personnel access into the...

Garage

16' 10" x 8' 3" (5.13m x 2.51m)
Up-and-over door. Power and light.

Parking

A tarmac drive, in front of the garage, with tandem parking for two cars.





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

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Property Ref: TTN312134 - 0009

Tenure: Freehold

EPC Rating: D

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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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