

for sale

guide price **£650,000**



Homeleigh Ham Road Creech St. Michael Taunton TA3 5PB

A beautiful THREE DOUBLE BEDROOM DETACHED property set in approximately 1.25 acres, having double garage and an outbuilding currently used as a home gym. Situated between Creech St Michael and Ham, the rural setting is one to admire with access right up to the bank of the River Tone.



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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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Entrance Porch



Entrance Hall

Stairs to the first floor and access to the Kitchen/Diner and dual aspect Lounge.

Kitchen/Diner

Irregular Shaped Room x (x)
Integrated dishwasher and fridge/freezer. Ample work surface space and island unit with 5 ring electric hob, 'Aga' and walk-in pantry.

Lounge

12' 2" x 23' (3.71m x 7.01m)
Integrated dishwasher and fridge/freezer. Ample work surface space and island unit with 5 ring electric hob, 'Aga' and walk-in pantry.

Utility Room

16' 4" x 9' 2" (4.98m x 2.79m)
Double glazed window to the side aspect, fitted base units with work surface over and 'Belfast' sink. Tiled floor.

Second Utility

Double glazed window and stable door to side and into garden.

Cloakroom

WC, wash basin and double glazed window to the rear aspect.

First Floor

Bedroom One

11' 6" x 13' 11" (3.51m x 4.24m)
Double glazed window to the front. Good space for wardrobe.

Bedroom Two

13' 11" x 11' 7" (4.24m x 3.53m)
Double glazed window to the front.

Bedroom Three

12' x 8' 4" (3.66m x 2.54m)
Double glazed window to the side aspect.

Bathroom

Double glazed window to the side aspect, free-standing bath, separate shower enclosure, wash basin and WC. Access to large airing cupboard.

Garage

With power, light and centre opening double doors.

Outbuilding/Gym

Currently used as a gym, this versatile wooden structure has a room to the front and a kitchen beyond, with access to a walk-in storage space. There is power, light and water to this outbuilding.





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: TTN312436 - 0005

Tenure: Freehold

EPC Rating: F

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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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