

for sale

guide price **£170,000**



Unit Holyrood Street Chard TA20 2AH

Cupcake Cottage Is A STUNNING two Bedroom Character Cottage with Roof-Terrace Potential. Whether you're looking for a stylish home, a ready made serviced accommodation unit, or a SOLID INVESTMENT, Cupcake Cottage offers standout presentation and LONG TERM potential right in the heart of Chard.



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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.

About The Property



Step inside Cupcake Cottage and you're welcomed into a bright, open plan living space designed for modern living.

The kitchen comes complete with integrated appliances, quality fittings, breakfast bar and plenty of natural light ideal for entertaining or relaxing.

On the first floor, you'll find a spacious double bedroom and a beautifully appointed four piece bathroom featuring a freestanding bath and twin rainfall shower.

The top floor houses a charming principal bedroom with feature beams and excellent head height through the main area, offering a boutique, loft style feel.

Outside, there's a secure bin and bike store, and the property sits just moments from Chard's vibrant high street.

With planning already approved to open onto a future roof terrace, this home not only looks exceptional but also holds exciting potential to take it even further.

Front Door

Leading to...

Entrance Hall

Stairs rise to the first floor.

Lounge / Diner

22' 5" max x 12' 3" max into recesses (6.83m max x 3.73m max into recesses)

Dual aspect double glazed windows to front and side. Radiators. Inset lighting.

Cloakroom

Suite comprising low-level WC, wash hand basin with mixer tap.

Kitchen

15' 3" max x 8' 9" max (4.65m max x 2.67m max)

Double glazed windows to side. The kitchen itself is equipped with a range of wall and base-mounted units with rolltop work surfaces, including a sink and drainer with mixer tap. Integrated electric oven and hob with splashback and cookerhood over. Recesses include space and plumbing for an automatic washing machine and dishwasher.

First Floor Landing

Radiator. Inset lights. Stairs rise to the second floor.

Main Bedroom

11' 11" max x 9' 5" max plus recess (3.63m max x 2.87m max plus recess)

Double glazed window to front. Radiator.

Bathroom

Suite comprising low-level WC, wash hand basin with mixer tap and vanity cupboard. Freestanding bath with mixer tap and shower attachment. Twin shower cubicle with integral shower which includes a waterfall feature. Inset lighting. Extractor fan.

Second Floor

Bedroom Two

20' 7" max x 12' 9" max (6.27m max x 3.89m max)

Double glazed window to front. Radiators. Wall-mounted boiler.

Bike/Bin Store

The property comes complete with a secure bike and bin store.





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: TTN313188 - 0012

Tenure: Freehold EPC Rating: C

Council Tax Band: Deleted

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