

for sale

guide price **£110,000**



Bacon Drive Taunton TA1 2LQ

NO ONWARD CHAIN! A generously sized **TWO BEDROOMED** first-floor flat, situated in the popular east side of Taunton. The property enjoys close proximity to a variety of **LOCAL AMENITIES**, popular schools, and offers **CONVENIENT** access to the **M5 MOTORWAY**



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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.

Front Door



Leading to...

Entrance Hall

A welcoming entrance hall featuring two built-in storage cupboards housing the electric meters and fuse box, access to the loft space, an electric heater, and doors into...

Kitchen

14' 5" x 6' 8" (4.39m x 2.03m)

This L-shaped kitchen boasts ample eye-level and base units for generous storage, along with dedicated space for freestanding appliances. A rear-facing double-glazed window further enhances the room, flooding it with natural light.

Lounge

12' 7" x 13' 7" (3.84m x 4.14m)

This bright and spacious lounge features a neutral colour palette that complements the natural light flooding in through a double-glazed window and large sliding door, which provides direct access to the balcony. The room also benefits from an electric heater for added comfort.

Bedroom One

11' 2" x 9' 3" (3.40m x 2.82m)

This spacious double bedroom is filled with natural light from a front-facing double-glazed window and features an integrated wardrobe, providing practical and efficient storage. The neutral décor creates a versatile blank canvas for personal customization, while an electric heater ensures comfort throughout the year.

Bedroom Two

8' 8" x 12' 8" (2.64m x 3.86m)

Another double bedroom, filled with natural light from a front-facing double-glazed window, features integrated storage and an electric heater to ensure year-round comfort.

Bathroom

The bathroom includes a bath with a shower screen and electric shower, complemented by a white two door vanity unit toilet suite. A frosted window lets in soft natural light while maintaining privacy. Additionally, an integrated storage cupboard houses the boiler and water meter, providing extra storage space.

Communal Garden

At the rear of the property, there is a communal garden and a private shed, offering useful additional storage.

Lettings

For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price.

Our comprehensive and competitive management and lettings services can be tailored to fit your needs.





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

To view this property please contact Connells on

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Property Ref: TTN313378 - 0002

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/TTN313378

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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