



**Flat 1 Chamberlain Street, Wells, BA5 2PF**

**welcome to**

**Flat 1 Chamberlain Street, Wells**

A ground floor apartment offering a fantastic living room with sash windows, compact kitchen, large bedroom & fitted bathroom! Along with the rare bonus of allocated off road parking.





#### **Communal Entrance Hall**

Accessed Via Chamberlain Street with flag stone flooring, post box & secure internal door for access to flat.

#### **Internal Hall**

Carpeted with radiator and airing cupboard housing the Fortic combination hot water and heating system with shelving.

#### **Lounge**

15' 6" x 12' 6" ( 4.72m x 3.81m )

A grand room with intricately coved ceiling, picture rails, feature gas fire (back boiler) with marble mantel, shelving to one side of the chimney breast with storage cupboard under, 2 wooden sash windows with secondary glazing and window seats with storage under, 6 double power sockets, radiator, telephone and TV point.

#### **Kitchen**

7' 9" Max x 4' 6" Max ( 2.36m Max x 1.37m Max )

Fitted kitchen with wall and base units, laminate wood work surfaces, tiled in areas prone to splash back, gas hob, electric oven with cooker hood over, stainless steel sink and drainer with plumbing for WM or DW under sink.

#### **Bedroom**

A light feeling rear aspect room with 2 side facing sash windows with original wooden shutters and window seats with storage under, Wainscot panelling, exposed Oak beam, radiator & 4 double power sockets one single and telephone point.

#### **Bathroom**

Suite comprising bath with Gainsborough electric shower over with tiled surround, low level WC, pedestal WHB, extraction fan, radiator with towel rail over and tile effect vinyl flooring.

#### **Outside To Rear**

This flat comes with a section of the communal garden, allocated parking space accessed via Lovers Walk to the rear of the property.

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.

## welcome to

### Flat 1 Chamberlain Street, Wells

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Grade II Listed Ground Floor Flat
- City Centre Location
- 1 Bedroom, High Ceiling Reception, & Kitchen
- Small Section of Garden
- Allocated Parking

### Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

# £130,000

### 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 that can change.



Property Ref:  
WEL105389 - 0010

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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### Services

The property is connected to mains electricity, mains gas, mains water and mains drainage. The property is gas central heating and gas water heating.

### Lease Information

- The property is Leasehold with a 999-year lease as of 1st June 1985.
- There is a management company in place with a current service charge payable at £1952.00 pa. No Ground Rent is charged.
- The lease restricts a business being run from the property as well as renting out as a holiday let.

### Council Tax Band B



Please note the marker reflects the postcode not the actual property

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