



**HOLFORD ROAD**

Bridgwater, TA6 7NX

**By Auction £200,000**

**Tamlyns**



## PROPERTY DESCRIPTION

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000.  
A chalet style semi-detached house and gardens requiring renovation. EPC D

### Situation

### Local Authority

Somerset Council Tax Band: C  
Tenure: Freehold  
EPC Rating: D

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON  
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



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## **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with Tamlyns on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with Tamlyns.

The property is available to be viewed by appointment via Tamlyns or The Auctioneer. Bids can be made via Tamlyns' or via The Auctioneer's website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both Tamlyns and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

## **Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable

reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both Tamlyns and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## **Living Room**

12'11" x 10'3" (3.94mx 3.14m)

## **Dinning Room**

10'9" x 8'11" (3.29mx 2.73m)

## **Kitchen**

10'0" x 7'4" (3.05mx 2.24m)

## **Bedroom One**

12'11" x 9'10" (3.94mx 3.02m)

## **Bedroom Two**

10'9" x 9'10" (3.30mx 3.02m)

## **Bedroom Three**

9'9" x 6'5" (2.99mx 1.98m)

## **Bathroom**

7'2" x 6'5" (2.19mx 1.96m)

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# PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

