



FRIARY WALL

Horse Pond Lane, Bridgwater, TA6 3LG

By Auction £110,000

Tamlyns

PROPERTY DESCRIPTION

Nestled in the charming area of Friary Wall on Horse Pond Lane, this delightful top floor one-bedroom flat offers a perfect blend of comfort and convenience. Just a short stroll from the bustling town centre of Bridgwater, residents will enjoy easy access to a variety of shops, cafes, and local amenities, making it an ideal location for those who appreciate both tranquillity and vibrancy.

The flat itself is spacious and airy, providing a welcoming atmosphere that is perfect for relaxation. Large windows allow natural light to flood the living spaces, creating a bright and inviting environment. The well-designed layout maximises the use of space, ensuring that every corner of the flat feels open and inviting, in addition the property has allocated parking for one vehicle. Ideal for a first-time buyer or investment.

Situation

Top Floor Flat*1 Bedroom*spacious bathroom*lounge/kitchen area*allocated parking*No onward chain*

Local Authority

Somerset County Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C

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

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Accommodation

All measurements are approximate

Hallway

Entrance door into inner hallway with intercom system, loft access, wall mounted central heating control and smoke alarm

Bathroom

9'1" x 8'2" (2.77m x 2.49m)

Spacious bathroom with white suite comprising of a panel bath with electric shower over, pedestal wash hand basin, low level WC, tiling to compliment, double glazed window to front, radiator, shaver point

Bedroom 1

11'3" x 9'9" (3.43m x 2.97m)

Double glazed window to rear, radiator, please note measurement into eaves, limited headroom

Lounge Area

15'1" x 12'3" (4.60m x 3.73m)

Dual aspect double glazed windows to front and side aspect, two radiators

Kitchen Area

9'5" x 8'9" (2.87m x 2.67m)

Range of wall and base units with contrasting roll edge work top, stainless steel single drainer sink with mixer tap, tiled splash backs, integrated electric cooker with gas hob and extractor fan over, double glazed window to rear. Space and plumbing for washing machine and further space for tumble dryer/fridge

Outside

There is an allocated parking space and a bin store, and well maintained raised beds

Sold via Secure Sale online Bidding

Terms and conditions apply. Starting Bid £110,000

Auctioneers additional comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and referred to below as 'The Auctioneer'. this acution lot is being sold either under conditional (modern) or unconditional (Traditionnal) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via Tamlyns or the Auctioneer, offers can be made via Tamlyns or the auctioneers website.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed all bidderes/buyers will be required to adhere to a verification of identity process in accordance with Anit money laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.

The advertised price is commonly referred to as a 'starting bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctionner and will typically be within a range above or below 10% of the 'Guide Price/Starting Price'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property to be sold prior to the end of the auction.

Legal Pack

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 6% in VAT (subject to a minimum of 6,000 inc VAT) is also

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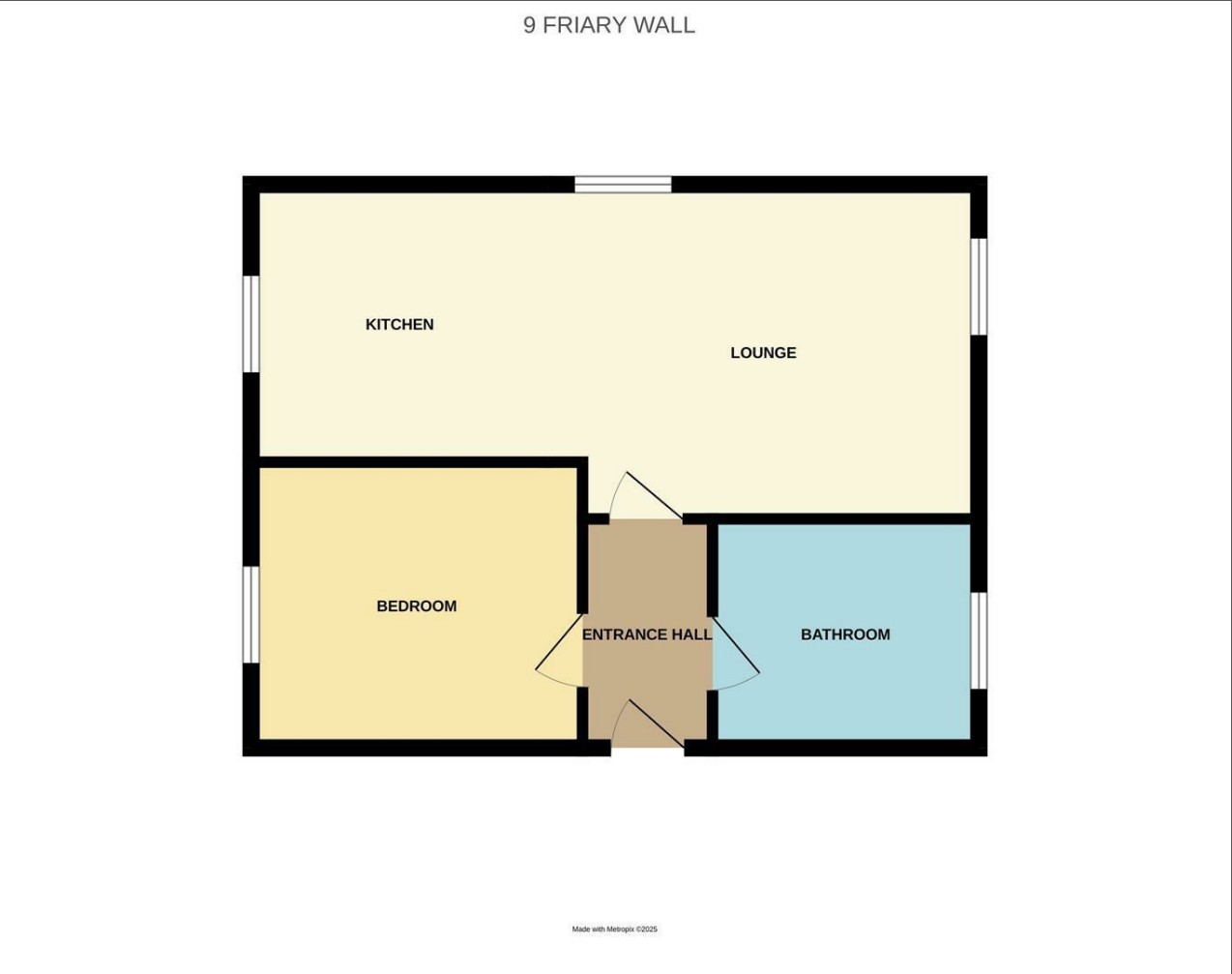
required to be paid upon agreement of sale. The reservation fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

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.





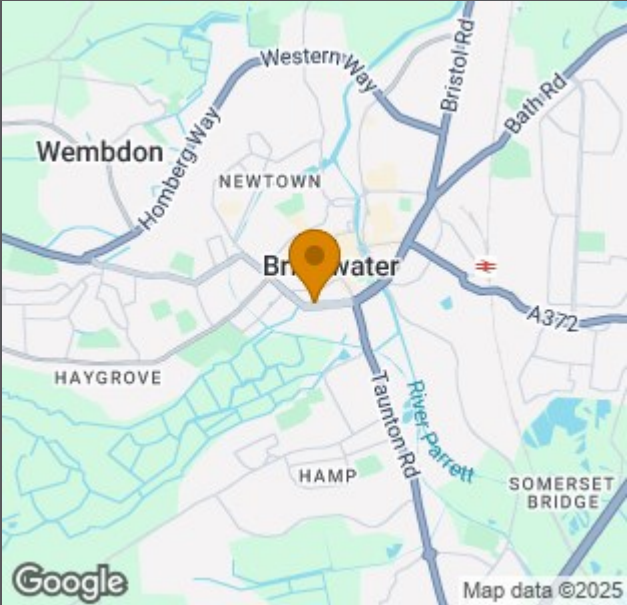
PLAN



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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

