



The Old Garden, Pound Road, Horton, Ilminster TA19 9QT

welcome to

The Old Garden, Pound Road, Horton, Ilminster

A fantastic opportunity to purchase this brand new five bedroom detached house set in a sought-after village location. The property offers spacious family accommodation including a lovely kitchen/diner and master bedroom en suite. Outside there is a garden, garage and driveway parking.



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.

Ground Floor

Entrance Hall

Double glazed door to front. Under floor heating.

Cloakroom

Front aspect double glazed window. Fitted with a WC and vanity wash hand basin. Under floor heating. Tiled floor.

Living Room

22' 7" x 12' 2" max (6.88m x 3.71m max)
Front aspect double glazed window. Double glazed patio doors to rear. Log burner. Fitted carpet. TV and telephone point. Under floor heating.



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Kitchen / Diner

23' 5" max x 12' 1" max (7.14m max x 3.68m max)
Double glazed door to side. Dual aspect room with double glazed windows to side and rear. Fitted with a range of base and wall units. Island unit. Work surfaces incorporating a sink and drainer. Built-in electric oven and hob. Integrated dishwasher, fridge and freezer. Under floor heating.

Utility Room

9' 2" x 6' 8" max (2.79m x 2.03m max)
Side aspect double glazed window. Fitted base and wall units. Work surface incorporating a sink. Electric oven. Space and plumbing for washing machine. Pump room cupboard. Tiled floor. Under floor heating.

First Floor

Landing

Front aspect double glazed window. Cupboard. Fitted carpet. Under floor heating.

Bedroom 1

12' x 11' 11" (3.66m x 3.63m)
Front aspect double glazed window. Wall lights. Fitted carpet. TV and telephone point. Under floor heating.

En Suite

Side aspect double glazed window. Fitted with a walk-in shower, vanity wash hand basin and WC. Part tiled. Tiled floor. Towel heater. Under floor heating.

Bedroom 2

13' 9" max x 12' 3" (4.19m max x 3.73m)
Front aspect double glazed window. Fitted carpet. TV and telephone points. Under floor heating.

Bedroom 4

11' plus door recess x 10' 2" plus recess (3.35m plus door recess x 3.10m plus recess)
Side and rear aspect double glazed windows. Fitted carpet. TV and telephone points. Under floor heating.

Bathroom

Rear aspect double glazed window. Fitted with a white suite comprising a panelled bath with mixer taps, walk-in shower, vanity wash hand basin and WC. Part tiled. Tiled floor. Towel heater. Under floor heating.

Second Floor Landing

Double glazed skylight to rear. Fitted carpet. Radiator.

Bedroom 3

13' 11" x 12' 3" max (4.24m x 3.73m max)
Double glazed skylight to rear. Fitted carpet. TV and telephone point. Radiator.

Bedroom 5

13' 11" x 8' 5" plus door recess (4.24m x 2.57m plus door recess)
Double glazed skylight to rear. Access to loft. Fitted carpet. TV and telephone points. Radiator.

Shower Room

Fitted with a shower cubicle, vanity wash hand basin and WC. Part tiled. Tiled floor. Towel heater.

Outside

At the front of the house there is a gravelled parking area leading to a timber garage and electric car charging point. Steps lead down to the front door with covered patio. The rear garden is mainly laid to lawn with a patio area.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- New Build Detached House
- Five Bedrooms
- Kitchen Diner And Utility Room
- Solar Panels
- Under Floor Heating On Ground And First Floor
- Air Circulation System And Air Source Heat Pump
- Council Tax Band: F

Tenure: Freehold EPC Rating: A
guide price

£500,000



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.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRK106174 - 0003

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