



The Avenue, West Quantoxhead, Taunton, TA4 4DJ

welcome to

The Bungalow, The Avenue, West Quantoxhead

Situated within the sought after village of West Quantoxhead enjoying fantastic far reaching coastal & inland views is this opportunity to acquire this non-standard construction detached bungalow with large gardens with a potential building plot sitting within approx. 0.64 of an acre in total.



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.

The Bungalow Entrance Porch

With Front Door leading to

Living Room

18' 9" x 12' (5.71m x 3.66m)

Double glazed window to front, radiator, fitted carpet, ceiling coving, log burner set on tiled hearth, door to

Inner Hall

With access to roof space, fitted carpet, ceiling coving, doors to

Kitchen/ Dining Room

15' 1" max x 13' 8" max (4.60m max x 4.17m max)

Double glazed windows to rear & side, a range of fitted base & wall units, worktop surfaces, inset stainless steel sink unit, space & plumbing for washing machine, space for fridge, tiled splashbacks, inset oil fired Rayburn, radiator, ceiling coving, laminate floor, built in airing cupboard, door to

Bedroom One

16' 6" x 12' 10" (5.03m x 3.91m)

Double glazed window to front with far reaching views, fitted carpet, ceiling coving, radiator, telephone point.

Bedroom Two

12' 11" x 11' 7" (3.94m x 3.53m)

Double glazed window to rear, fitted carpet, ceiling coving, radiator.

Bathroom

9' 4" max x 8' 1" max (2.84m max x 2.46m max)

Double glazed window to rear, a fitted suite comprising panelled bath, low level WC, shower cubicle, pedestal wash hand basin, part tiled surrounds, ceiling coving, radiator.

Rear Entrance Porch

6' 6" x 6' 5" (1.98m x 1.96m)

Double glazed windows to rear & side, base units with worktop surface, space & plumbing freezer, light, double glazed door to rear garden.

Outside

The property enjoys a lawned garden to the front with pathway leading to the front door. A pathway leads around to the side of the property giving access to the rear garden.

To the rear is a large mature garden with various trees & shrubs. The outside oil fired boiler is located to the side of the property & the oil tank is located within the rear garden. There is a timber garden shed & beyond the garden shed to the side of the property is a further large mature garden comprising of lawn with trees & shrub boundaries, within the garden septic tank is located.

Council Tax Band

C



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The Bungalow, The Avenue, West Quantoxhead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Potential Building Plot within the Grounds
- Sought After Village of West Quantoxhead

Tenure: Freehold EPC Rating: E
Council Tax Band: C

guide price

£225,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MIH106552 - 0011

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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