



**Belle Vue, Washford, Watchet, TA23 0NP**



**welcome to**

**22 Belle Vue, Washford, Watchet**

Situated within the popular West Somerset village of Washford in an elevated position is this well presented semi detached non traditional build bungalow. The property benefits from double glazing, oil fired central heating, front & rear gardens.



## 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 and undisclosed reserve price that can change.

## Double Glazed Front Door

Leading to

## Entrance Hall

With fitted carpet, radiator, access to roof space, doors to

## Lounge

12' 6" x 11' 11" max ( 3.81m x 3.63m max )  
Double glazed sliding patio doors to the conservatory, wood style flooring, radiator, wall light points, feature fireplace, double doors to

## Conservatory

Double glazed patio doors to the rear garden, laminate flooring, double glazed windows.

## Kitchen

11' 10" max x 7' 11" ( 3.61m max x 2.41m )  
Double glazed window to front, a range of fitted base and wall level units, worktop surfaces, inset stainless steel sink unit, integrated electric oven and inset electric hob with cooker hood over, space for fridge, radiator, vinyl flooring, built in cupboard, double glazed door to side.

## Bedroom One

13' 2" x 10' 3" max ( 4.01m x 3.12m max )  
Double glazed window to rear, fitted carpet, radiator.

## Bedroom Two

10' 4" x 7' 4" ( 3.15m x 2.24m )  
Double glazed window to front, radiator, fitted carpet.

## Bathroom

Double glazed window to rear, a fitted suite comprising of panelled bath with shower unit over and fitted shower screen, pedestal wash hand basin, low level WC, part tiled surrounds, vinyl flooring, radiator, heated towel rail.

## Outside

The property is approached via a pedestrian gate giving access to the front garden & pathway leading to the front door.

To the rear is an enclosed garden comprising paved patio area, steps then lead to a raised lawned area with further steps leading up to a mature garden, shrub beds, the garden is bordered by fencing and hedging, pedestrian gate leading to the front.

## Utility

With space and plumbing for washing machine, oil fired boiler serving the domestic hot water and central heating systems, light and power, window to rear, door to side.

## Location

The property is situated in the quiet village of Washford well renowned for its historic ruins of Cleeve Abbey. The village benefits from a Public House, Post Office, West Somerset Railway Station, First School, village recreational ground, Hairdressers & Church. The coastline & the West Somerset Steam Railway are notable attractions of the area. More extensive facilities are available at the popular coastal resort of Minehead, which is some 6 miles. Taunton, the county town of Somerset is approximately 18 miles & offers extensive shopping, scholastic, cultural & sporting facilities. The beautiful countryside of Exmoor National Park & the Quantock Hills are within a short driving distance away.

## Council Tax Band

A



Total floor area 68.8 m<sup>2</sup> (741 sq.ft.) approx  
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.



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## 22 Belle Vue, Washford, Watchet

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular West Somerset Village of Washford
- Elevated Position - Semi-Detached Bungalow

Tenure: Freehold EPC Rating: D

guide price

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106437 - 0007

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