



**Deane Close, Stogumber, Taunton, TA4 3TE**



**welcome to**

**8 Deane Close, Stogumber, Taunton**

Situated within a pleasant residential cul-de-sac in the popular Somerset village of Stogumber is this detached three bedroom extended bungalow benefitting from oil fired central heating, integral garage, front & rear gardens. The property is in need of refurbishment throughout.



## 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 Doors

Leading to

## Entrance Lobby

With tiled floor, inner door to

## Entrance Hall

With radiator, built tin airing cupboard with hot water cylinder, built tin cupboard, access to roof space, doors to

## Lounge

19' 2" x 11' 5" max ( 5.84m x 3.48m max )

Window to front, two radiators, picture rail, bricked fireplace with inset log burner, door to

## Kitchen/ Dining Room

15' 6" max x 11' 3" max ( 4.72m max x 3.43m max )

Windows to rear and side, double doors to the conservatory, range of base and wall units, worktop surfaces, inset one and half bowl sink unit, space for cooker with cooker hood over, space for fridge, telephone point, radiator, door to side entrance lobby.

## Conservatory

7' 2" x 6' 10" ( 2.18m x 2.08m )

Double glazed windows and double glazed door to the rear garden, radiator, tiled floor.

## Side Entrance Lobby

With integral door to garage and door to the side.

## Bedroom One

12' 8" max x 9' 10" max ( 3.86m max x 3.00m max )

Window to rear, fitted carpet, radiator, built in wardrobe, telephone point, door to

## Ensuite Shower Room

Window to rear, fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, extractor unit, radiator.

## Bedroom Two

9' 1" x 8' 11" ( 2.77m x 2.72m )

Window to front, radiator, fitted carpet, built in wardrobe.

## Bedroom Three

9' 9" max x 7' 10" max ( 2.97m max x 2.39m max )

Window to rear, radiator, fitted carpet.

## Bathroom

Window to front, a fitted suite comprising panelled bath, low level WC, pedestal wash hand basin, radiator.

## Integral Garage

19' 4" x 7' 11" ( 5.89m x 2.41m )

With up and over door, window to rear, oil fired boiler serving the domestic hot water and central heating systems, light and power, door to side entrance lobby.

## Outside

The property is approached via a driveway offering off street parking and access to the garage. To the side of the driveway is a mature garden with pathway to the front door, to the side of the garage there is a gate giving access to the rear garden.

To the rear is a enclosed mature garden offering a degree of privacy.

## Location

The property is situated in the picturesque village of Stogumber, approximately 13.5 miles from the county town of Taunton. Stogumber has an excellent community with a highly rated Primary School, a Village Shop/Post Office, Church, Village Pub, Cricket Club and a Village Hall, all within a two minute walk, where a wide range of events are held. The larger village of Williton is just 4 miles away and has a Dentist, Doctors, Pharmacy, Library, Petrol Station, Butchers, Convenience Stores and Vets practice. Taunton provides extensive scholastic and cultural facilities, with access to the M5 at Junction 25 providing easy access to Bristol and Exeter and a mainline rail station.

## Council Tax Band

D



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## 8 Deane Close, Stogumber, Taunton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular Somerset Village of Stogumber
- Detached Extended Bungalow - Three Bedrooms

Tenure: Freehold EPC Rating: D

guide price

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106901 - 0002

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