ST. JOHN STREET

Bridgwater, TA6 5JA

By Public Auction £165,000

Tamlyns

PROPERTY DESCRIPTION

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Three bedroom period property in need of refurbishment , within walking distance of Bridgwater town centre. Viewing is highly recommended to appreciate this property brimming with potential.

The property briefly comprises entrance hall, lounge, dining room, kitchen, WC, utility, and to the first floor 3 bedrooms and family bathroom.

Outside there are extensive gardens.

For more information or to place a bid please visit:- https://www.pattinson.co.uk/property/516204

Situation

* Three bedroom house * Large gardens * Lounge * Kitchen * Dining Room * Downstairs W.C. * 3 Bedrooms * Family bathroom * Viewing Recommended *

Local Authority

Council Tax Band:
Tenure: Freehold
EPC Rating: E

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

Entrance Hall
Stairs to first floor, doors to lounge, dining room, kitchen, W.C., utility.

Lounge
18'4" x 12'0" (5.59 x 3.67)
Double glazed windows to front and rear, 2 x radiators, stone built fireplace.

Dining Room
12'0" x 8'8" (3.66 x 2.65)
Double glazed window to front, radiator.

Kitchen
15'8" x 11'10" (4.80 x 3.62)
Range of wall and base units, understairs storage cupboard, wall mounted boiler, inner hall.

W/C
Obscure window to rear, low level w/c.

Utility
9'4" x 8'5" (2.85 x 2.57)
Double glazed window to the rear, wall and base unit, door to the rear garden.

Landing
Loft access, double glazing to rear, storage cupboard, doors to bedrooms and family bathroom.

Bedroom 1
11'11" x 10'1" (3.65 x 3.08)
Double glazing to the front, radiator, fitted wardrobes.

Bedroom 2
8'11" x 8'0" (2.74 x 2.45)
Double glazing to rear, radiator.

Bedroom 3
10'0" x 8'9" (3.05 x 2.69)
Double glazing to front, radiator, cupboard.

Bathroom
8'0" x 5'9" (2.45 x 1.76)
Corner bath with shower over bath, low level W/C, pedestal hand wash basin, obscure double glazing to side and rear.

Outside
Larger than average rear garden.

Material Information...
Additional information not previously mentioned
- Mains electric, gas and water
- No Water meter.
- Gas central Heating
- Mains sewage.
- No Flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

PROPERTY DESCRIPTION

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) 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 the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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.

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 up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also 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 the Marketing Agent 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.

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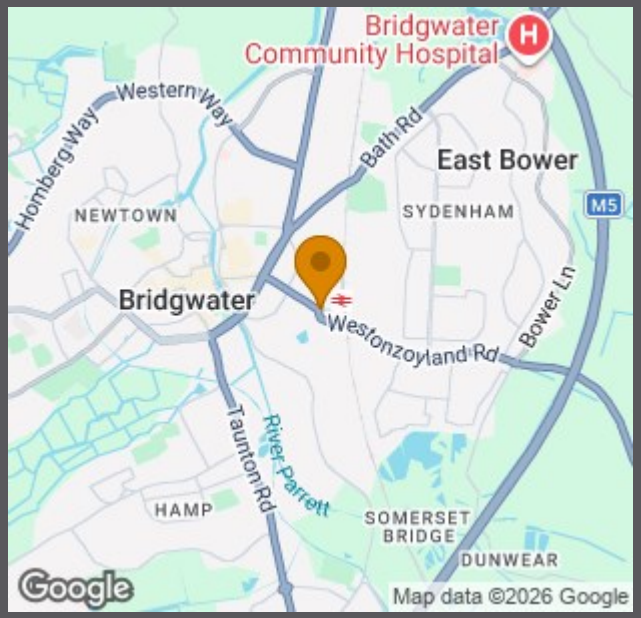

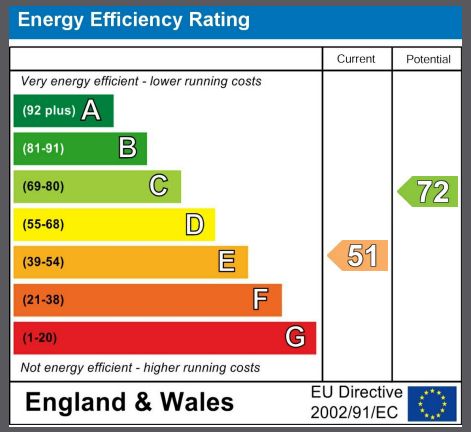

IMPORTANT NOTICE

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 uplon for furnishing purposes and all approximate.

3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

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