

for sale

guide price **£165,000**



Broomhay Cottage Hyde Lane Bathpool Taunton TA2 8BX

NO ONWARD CHAIN! A delightful **THREE BEDROOM** cottage located at the end of a small driveway and steeped in **CHARACTER** and charm. Features include a **SOUTHERLY FACING** rear garden, ample driveway, parking and local amenities within walking distance. View now!



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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.

Front Door



Leading to...

Entrance Hall

Built-in understairs cupboard. Door to the rear garden. Doors to the Lounge, Kitchen and Bathroom.

Lounge

12' 3" x 11' 9" (3.73m x 3.58m)

Features include a fireplace, television point, telephone point and two wall-mounted radiators. Door to the rear garden and stairs rising to the first floor.

Kitchen / Diner

12' 1" x 10' 8" (3.68m x 3.25m)

A good size Kitchen / Diner with a range of wall and base units. Work surfaces incorporating a sink with drainer. Recesses for a gas cooker, washing machine and fridge / freezer. Wall-mounted gas boiler (installed in 2023). Further features include a feature fireplace, two radiators, tiled splashbacks and two windows to the rear aspect.

Bathroom

Suite comprising low level WC, wash hand basin and bath. Front aspect window.

First Floor Landing

Wall-mounted radiator and window to rear aspect. Doors to all bedrooms.

Bedroom One

12' 3" x 12' 1" (3.73m x 3.68m)

Shower cubicle with electric shower over. Wash hand basin. Exposed beams, wall-mounted radiator and window to rear aspect.

Bedroom Two

12' 3" x 12' 1" max (3.73m x 3.68m max)

Exposed beams, wall-mounted radiator and window to rear aspect.

Bedroom Three

9' 2" x 9' 1" (2.79m x 2.77m)

Wall-mounted radiator and window to front aspect.

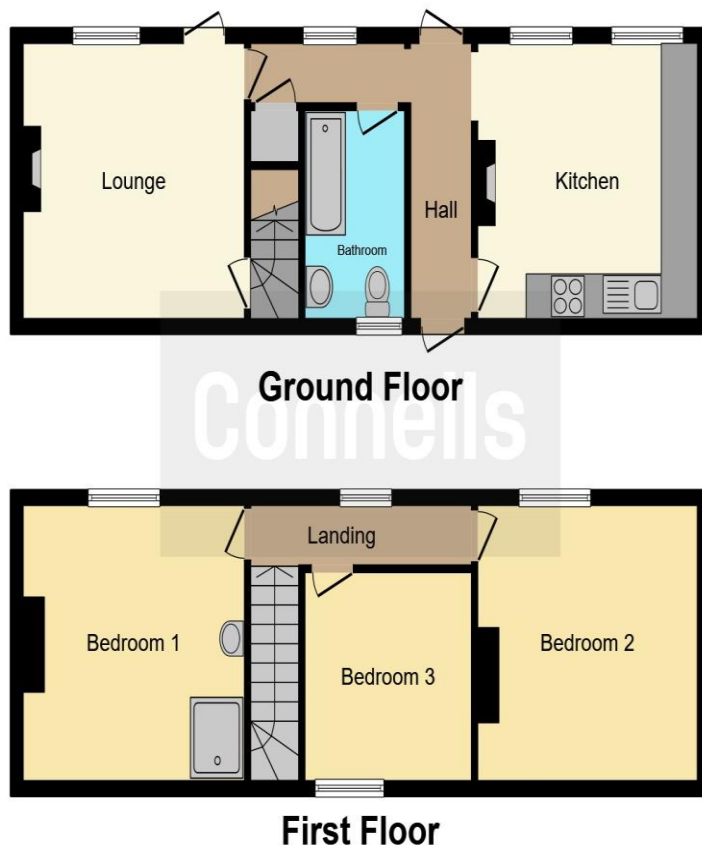
Garden

The property benefits from a large southerly facing garden primarily laid to lawn with a patio seating area, wooden shed and side pedestrian access via a wooden gate.

Parking

Hard standing space for one car to the front of the house.





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.focalagent.com

directions to this property:

At the 'Creech Castle' traffic lights head north towards Bathpool turning right at 'The Bathpool Inn' onto Hyde Lane, the entrance to the property is on the bend of Hyde Lane and the property will be located on the left hand side at the end of the lane.

To view this property please contact Connells on

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53 High Street
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Property Ref: TTN313117 - 0017

Tenure: Freehold EPC Rating: E

Council Tax Band: B

view this property online

connells.co.uk/Property/TTN313117



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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