



Bampton Street, Minehead, TA24 5TX

welcome to

73 Bampton Street, Minehead

Situated within a popular residential area within walking distance of the edge of Minehead town centre & its amenities is this well presented mid terrace three bedroom period home. The property benefits from gas central heating, double glazing, good size rear garden.



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 Porch

With inner door leading to

Lounge

14' 1" max x 11' 10" (4.29m max x 3.61m)

Double glazed window to front, fitted carpet, two radiators, fireplace with inset log burner with tiled hearth, wall light points, door and staircase rising to first floor landing, door to

Dining Room

11' 5" max x 8' 7" max (3.48m max x 2.62m max)

With fitted carpet, radiator, two built in understairs cupboards, open plan to kitchen.

Kitchen

12' 9" x 8' 1" max (3.89m x 2.46m max)

Double glazed window to rear and double glazed stable door to rear garden, a range of fitted base and wall units, worktop surfaces, inset one and a half bowl stainless sink unit, space for cooker with cooker hood over, space and plumbing for washing machine, space for undercounter fridge and freezer, tiled splashbacks, radiator, vinyl flooring, telephone point, doors to

Bathroom

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

First Floor Landing

Half landing with door to bedroom three and staircase continuing to first floor landing, fitted carpet, radiator, window to rear, doors to

Bedroom One

14' 1" max x 11' 10" (4.29m max x 3.61m)

Double glazed window to front, fitted carpet, radiator, access to roof space, built in wardrobes.

Bedroom Two

10' 8" max x 8' 3" (3.25m max x 2.51m)

Double glazed bay window to rear, fitted carpet, built in wardrobe, radiator.

Bedroom Three

10' 10" max x 7' 11" max (3.30m max x 2.41m max)

Double glazed window to rear, fitted carpet, telephone point, radiator, built in cupboard.

Outside

To the front is a small garden area with pathway leading to the front door.

The rear garden comprises patio area with pathway leading to rear of garden, laid to lawn, two timber garden sheds, flower and shrub beds, trees, covered open front stone shed, outside water tap, pedestrian gates to either side of the garden providing access for the terrace.

Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock Hills and Brendon Hills are all within easy motoring distance as are the sandy beaches at Blue Anchor. The county town of Taunton is some 24 miles to the south and offers a further range of high street shops, public and state schools and great access links to both the M5 and A303. A direct train link to London Paddington is available from Taunton station in approximately two hours.

Council Tax Band

B



view this property online fox-and-sons.co.uk/Property/MIH107072



welcome to

73 Bampton Street, Minehead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular Residential Area
- Walking Distance of Minehead Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£150,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107072



Property Ref:
MIH107072 - 0007

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk