



QUANTOCK VIEW CHURCH ROAD

Fiddington, Bridgwater, TA5 1JG

Auction Guide £210,000

Tamlyns

PROPERTY DESCRIPTION

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000

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.

Nestled in the picturesque village of Fiddington, Bridgwater, this charming Semi detached house on Quantock View offers a unique opportunity for those looking to create their dream family home. Surrounded by the stunning views of the Quantock Hills, this property is perfect for nature lovers and those seeking a tranquil lifestyle.

Situation

*Versatile Accommodation*3 bedrooms*Lounge/dining room*kitchen*utility
Area*separate WC*Family Bathroom*Viewing Highly recommended.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: B

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

Accommodation

Measurements are approximate
Half Double glazed door to hallway

Hallway

Stairs leading to first floor, radiator, doors to kitchen and lounge.

Kitchen

13'5" x 7'6" (4.1 x 2.3)
Range of wall and base units with contrasting worktop, space for electric cooker, stainless steel single drainer sink unit with mixer tap, double aspect double glazed windows to front and side, front window enjoys views over to the Quantock Hills, radiator, under stairs cupboard, separate larder cupboard with obscure double glazed window to rear, power and lighting currently housing the fridge. Obscure half glazed door leading to front garden. Aga currently in situ however this is no longer in use and would need professional services to re-commission.

Utility space

Door to separate WC with obscure double glazed window to rear, step down to utility space currently house free standing fridge/freezer, space and plumbing for washing machine, double glazed window to rear, further door to storage cupboard, obscure half glazed double glazed door leading to patio area to the front of the property.

Lounge

18'4" x 12'2" (5.6 x 3.72)
Dual aspect double glazed windows, to the front the views are far reaching and over to the Quantock Hills, to the rear it overlooking the garden and a padock beyond, two radiators

Landing

Double glazed window to rear, loft access, door to airing cupboard with shelving, radiator

Bathroom

Obscure double glazed window to side, White bathroom suite with panel bath and electric shower over, low level W/C, pedestal wash hand basin, tiling and radiator

Bedroom One

15'5" x 9'2" (4.7 x 2.8)
Double glazed window to front, radiator

Bedroom Two

11'9" x 8'6" (3.6 x 2.6)
Double glazed window to rear, radiator

Bedroom Three

8'6" x 8'6" (2.6 x 2.6)
Double glazed window to front, radiator, please note the Air Source Heating is situated in this bedroom, and would benefit from being boxed in.

Outside

Front

Pathway leading to the front door, and further path leading to the rear garden, laid to lawn with mature shrubs and enclosed by fencing, there is currently on road parking outside the front of the property.

Rear Garden

Enclosed rear garden which is laid to lawn with mature shrubs and fruit trees, there is a shed and two greenhouses. The garden enjoys views over a paddock to the rear.

Description

Nestled in the picturesque village of Fiddington, Bridgwater, this charming Semi detached house on Quantock View offers a unique opportunity for those looking to create their dream family home. Surrounded by the stunning views of the Quantock Hills, this property is perfect for nature lovers and those seeking a tranquil lifestyle.

While the house requires modernisation, it presents a blank canvas for potential buyers to infuse their personal style and preferences. With ample space and a well-proportioned layout, the property has the potential to be transformed into a lovely family residence, tailored to meet the needs of modern living.

This property is not just a house; it is an opportunity to create a home filled with memories. With a little vision and effort, you can unlock the full potential of this delightful residence. Don't miss the chance to make this house your own in a beautiful setting that truly embodies the charm of rural living.

Material Information...

Additional information not previously mentioned

- Mains electric, mains water

PROPERTY DESCRIPTION

- Water metered
- Air Source Heating system
- Mains Sewer
- No Flooding in the last 5 years
- Broadband and Mobile signal

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'.

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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is

accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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.

Auctioneers Additional Comments

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 up to 6% inc VAT (subject to a minimum which could be up to £7,200 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.







PLAN



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

