



Verdun Terrace, Washford, TA23 0PF

welcome to

8 Verdun Terrace, Washford

Located on the edge of the popular village of Washford and benefiting from large gardens backing onto open farmland is this three bedroom mid terraced house in need of some modernisation but offering great potential as a first time buy or buy to let property - No onwards chain complications.



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.

Entrance

Double glazed door giving access to;

Kitchen / Dining Room

Double glazed windows to front, fitted range of base and wall units, inset one and one half bowl stainless steel sink unit, inset four ring hob with cooker hood over and oven below, plumbing for washing machine, integrated dishwasher, tiled splashbacks and flooring, radiator.

Cloakroom

Double glazed window to front, white suite comprising of a low level WC.

Lounge

Glazed double doors to rear leading to conservatory, fireplace with inset woodburner providing central heating and hot water, radiator, door to inner lobby.

Conservatory

11' 9" x 9' 5" (3.58m x 2.87m)

Double glazed door and window to rear opening onto decking and gardens beyond, wall light points.

Inner Lobby

Double glazed door and windows to rear and side, power, wall light points

Landing

Access to loft space, doors to

Bedroom One

Double glazed window to rear with attractive countryside views, fitted double wardrobe, radiator,

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, white suite of panel enclosed bath with electric shower, low level w.c. and wash hand basin with tiled surrounds, radiator.

Front Garden

An open plan front garden with hardstanding space and the potential for the creation of a driveway subject to a dropped kerb consent, steps down to patio area.

Rear Garden

The rear garden is very generous in size and backs onto farmland with raised decking area to the rear of the house, steps down to the garden with central pathway to the head of the gardens, timber garden shed, greenhouse (in need of some work) and workshop at the head of the garden.

Agents Note

The sale of this property is subject to a section 157 condition whereby the intending purchaser must have lived or worked in the administrative area of Somerset or Exmoor National park for three years immediately preceding the purchase.



Ground Floor

First Floor



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8 Verdun Terrace, Washford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid Terrace Three Bedroom Home
- In Need Of Some Modernisation

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£125,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107277



Property Ref:
MIH107277 - 0005

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.


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