

for sale

guide price **£70,000**



## Warren Court Ditton Street Ilminster TA19 0FA

**NO ONWARD CHAIN!** An **EXCITING OPPORTUNITY** to acquire this well-presented **ONE DOUBLE BEDROOM** ground floor flat, ideally situated in the **HEART OF ILMINSTER** within a **GATED DEVELOPMENT** and offering easy access to a range of **LOCAL SHOPS** and **AMENITIES**. Viewing is highly recommended!



# Warren Court Ditton Street Iminster TA19 0FA

## 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.

## Communal



Communal entrance accessed via secure gates, with individual post boxes adjacent to the entrance and communal bin storage.

## Front Door

Leading to...

## Entrance Hall

Welcoming entrance hall with radiator and built-in storage cupboard housing the boiler. Doors leading into...

## Lounge

A bright and well-proportioned lounge featuring a window to the front aspect allowing for natural light, complemented by neutral décor and fitted carpeting. The room offers a versatile living space with a radiator and access to the front entrance door.

## Kitchen

A well-presented fitted kitchen comprising a range of wall and base units with complementary work surfaces, incorporating an inset sink and drainer. The space further benefits from an integrated oven and hob with extractor over, modern flooring, and a window allowing for natural light, creating a bright and functional environment.

## Bedroom

A well-proportioned double bedroom featuring a window to the front of the property, allowing for natural light. The room benefits from neutral décor, fitted carpet, and a radiator.

## Bathroom

A well-presented bathroom fitted with a three-piece suite

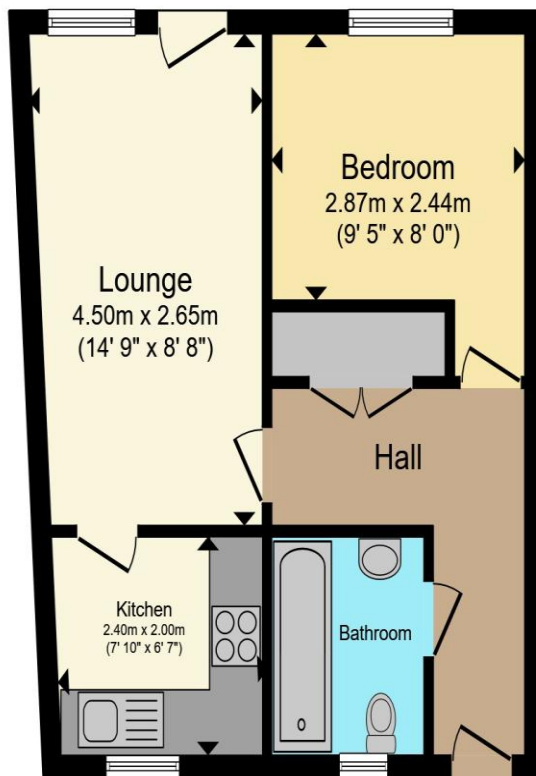
comprising a panelled bath with shower over and glass screen, wash hand basin, and low-level WC. The room benefits from part tiled walls, modern flooring, and a window allowing for natural light.

## Lettings

For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price.

Our comprehensive and competitive management and lettings services can be tailored to fit your needs.





Total floor area 35.9 m<sup>2</sup> (386 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
TAUNTON TA1 3PR

Property Ref: TTN313371 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/TTN313371](http://connells.co.uk/Property/TTN313371)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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