

for sale

guide price **£70,000**



Vivary Gate Upper High Street Taunton TA1 3PX

Situated on the second floor of a MAJESTIC Grade II listed building in Taunton's vibrant county town centre. Available with NO ONWARD CHAIN this spacious second floor apartment has spectacular views of VIVARY PARK. This would make a fabulous starter home or buy-to-let opportunity.



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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

Lounge

Rear aspect sash window with spectacular view onto Vivary park.

Kitchen / Diner

Rear aspect sash window with spectacular view onto Vivary park.
The kitchen units are equipped with wall and base units with worksurfaces. Built-in cupboard.

Main Bedroom

Front aspect sash window with views onto Taunton high street.
Built-in wardrobes and overhead storage.

Bathroom

Suite comprising low-level WC, bath with mixer tap with electric shower over. Partial tiling.

Communal Features

There is a secure entry system and lift facility, with the advantage of a basement laundry room and stunning communal gardens, which are primarily laid to lawn but also well stocked with a myriad of plants, shrubs, flowers and bushes.





Floor Plan

Total floor area 45.6 m² (491 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



To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313221 - 0005

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 4616.29

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/TTN313221

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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