

for sale

guide price **£80,000**



## Paragon House Paragon Place Bridgwater TA6 6XY

An **EXCITING OPPORTUNITY** to acquire this **ONE DOUBLE BEDROOM** first-floor apartment, conveniently located close to Bridgwater **TOWN CENTRE** with a range of **LOCAL AMENITIES** nearby. Paragon Place is a **SECURE BUILDING** with gated pedestrian access and an intercom entry system.



# Paragon House Paragon Place Bridgwater TA6 6XY

## 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 Entrance



Communal entrance with keypad entry system

## Front Door

Leading into...

## Entrance Hall

A spacious and welcoming entrance hall with an airing cupboard and electric heater, with doors leading to...

## Kitchen/Lounge

A bright and well-proportioned open-plan kitchen/lounge, ideal for modern living. The lounge area benefits from a large front-facing window providing excellent natural light, along with two electric heaters. The kitchen is fitted with a good range of units offering plenty of cupboard space, and includes an integrated fridge/freezer, washing machine, oven and hob with cooker hood above, plus a 1.5 bowl sink, creating a practical and sociable space.

## Bedroom One

A generously sized double bedroom offering excellent space for furnishings. The room benefits from a front-facing window providing plenty of natural light, together with an electric heater for year-round comfort.

## Bathroom

A modern bathroom fitted with a white three-piece suite, comprising a panelled bath with shower attachment and glazed screen, wash hand basin with mixer tap and a low-level WC. Finished with neutral décor and tiled surrounds, the room also benefits from a heated towel rail.

## Parking

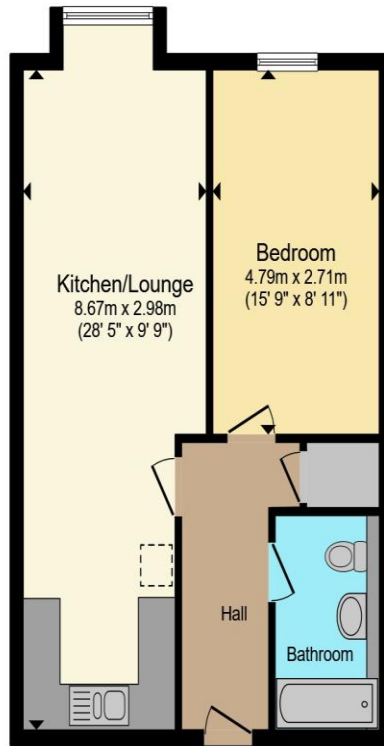
One allocated off-road parking space.

## 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.





## Floor Plan

Total floor area 51.1 m<sup>2</sup> (550 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)

Connells

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: TTN313496 - 0007

Tenure:Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 353.00

Ground Rent: 200.00

**[view this property online connells.co.uk/Property/TTN313496](http://connells.co.uk/Property/TTN313496)**

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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