



Augusta Drive  
Bridgwater, TA6 4XQ

By Public Auction £165,000

**Tamlyns**

## PROPERTY DESCRIPTION

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £165,000

Nestled in the sought-after area of Augusta Drive, Bridgwater, this charming townhouse offers a perfect blend of modern living and comfort. Built in 2021, this new build property boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space.

The layout is thoughtfully designed to maximise space and functionality. The ground floor features a contemporary open-plan living area, seamlessly connecting to a well-appointed kitchen, perfect for entertaining guests or enjoying quiet evenings at home. Additionally, the property includes a convenient downstairs toilet, enhancing the practicality of daily living.

The first floor is dedicated to the two generously sized double bedrooms, providing ample storage and natural light, creating a warm and inviting atmosphere. The modern bathroom is stylishly finished, offering a relaxing retreat at the end of the day.

The property is situated in a popular location, close to local amenities, schools, and transport links, making it an excellent choice for those looking to enjoy the vibrant community of Bridgwater.

In summary, this modern terrace home on Augusta Drive presents a fantastic opportunity for anyone seeking a contemporary living space in a desirable area. With its thoughtful design, convenient features, and prime location, this property is not to be missed.

### Local Authority

Somerset Council Tax Band: B

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](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Description

### Accommodation

All sizes are approximate.

### Entrance

Hall in to downstairs living space, gas radiator, stairs in front and smoke alarm on ceiling.

### Kitchen

22'1" x 12'1" (6.753m x 3.703m)

Double glazed window to front, range of base units and cupboard space above, electrolux oven with Combination boiler, space for washing machine and fridge freezer and under stairs storage, carbon monoxide and smoke alarm on ceiling.

### Living Room

Two gas radiators on walls with four double electric sockets and french doors out to southwest facing garden with door onto:

### Cloakroom

5'4" x 3'0" (1.637m x 0.932m)

Toilet basin with sink and gas radiator. extractor fan and spot light.

### Landing

### Bedroom One

12'2" x 7'10" (3.716m x 2.390m )

Double bedroom with double glazed window to rear and gas radiator, three double electrical sockets with wall mounted thermostat.

### Bedroom Two

12'2" x 7'8" (3.716m x 2.347m)

Double bedroom with twin double glazed windows to front and gas radiator and two double electric sockets.

### Bathroom

6'0" x 5'7" (1.842m x 1.714m)

Toilet basin, sink and bathroom/shower with glass screen and extractor fan with gas radiator mounted to wall.

### Rear Garden

South west facing garden with rear access.

### Council Tax

B

### Auctioneers Comments

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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.

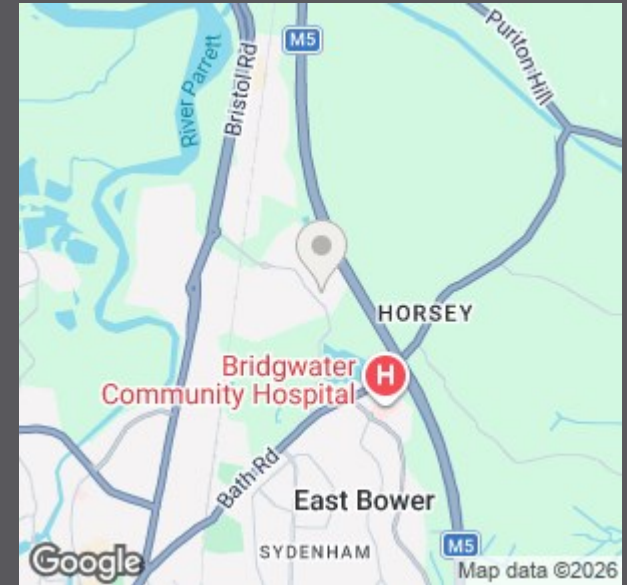
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		98
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

