



Taranto Hill, Ilchester, YEOVIL, BA22 8JR

welcome to

Taranto Hill, Ilchester, YEOVIL

A two bedroom ground floor apartment, situated with in the sought after village of Ilchester and within close proximity to local amenities. The accommodation is presented in excellent decorative order throughout boasting a wealth of space and natural light.



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

Secure door to the front. Stairs rising to the first floor apartments.

Apartment Entrance

Secure entry system. Two storage cupboards. Radiator. Doors opening into;

Lounge

15' 6" x 11' 7" (4.72m x 3.53m)

Double glazed window to the rear overlooking the communal gardens. Feature fireplace. Aerial point. Radiator.

Kitchen

10' 6" x 8' 9" (3.20m x 2.67m)

Double glazed window to the front. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over and electric oven below. Plumbing for washing machine. Space for fridge/freezer. Wall mounted central heating boiler.

Bedroom One

11' 7" x 11' 6" (3.53m x 3.51m)

Double glazed window to the rear overlooking the communal gardens. Built in wardrobe. Space for free standing furniture. Radiator.

Bedroom Two

10' 6" x 8' 7" (3.20m x 2.62m)

Double glazed window to the front. Built in wardrobe. Space for free standing furniture. Radiator.

Bathroom

Double glazed window to the front. Suite comprising enclosed bath with electric shower over, wash hand basin and WC. Extractor fan. Towel radiator.

Outside Stores

There are two store rooms, one accessed outside the kitchen door within the communal area and the second is located in the communal garden..

Communal Gardens

The gardens are laid to lawn with a lovely countryside backdrop. There is also a communal bike shed/bin storage/garden furniture storage, with each apartment having their own lockable unit.



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.focalagent.com



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Taranto Hill, Ilchester YEOVIL

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ground Floor Apartment
- Two Double Bedrooms

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2799.96

Ground Rent: Ask Agent

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.

guide price

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO108615 - 0004

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