

for sale

guide price **£125,000**



## Windsor Road Bridgwater TA6 4HD

**NO ONWARD CHAIN!** This lovely two bedroom property is located in the popular BOWER AREA with great access to LOCAL AMENITIES and the M5 Motorway. Benefits from gas central heating, parking for one car.

An ideal buy to let or **STARTER HOME!**



# Windsor Road Bridgwater TA6 4HD

## 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 into...

## Hallway

Doors to the Lounge and Kitchen.

## Lounge

Television point, radiator and bay window to the front aspect. Stairs rising to the first floor.

## Kitchen

A fitted Kitchen with a range of wall and base units. Work surfaces incorporating a sink with drainer. Recesses for a washing machine, fridge/freezer and gas cooker with fitted cooker hood over. Further features include dual aspect windows to the front.

## First Floor Landing

Doors to both bedrooms and the Bathroom.

## Bedroom 1

Features include a fitted wardrobe, a wall-mounted radiator. Window to front aspect.

## Bedroom 2

Features include a fitted storage, wall-mounted radiator and window to front aspect.

## Bathroom

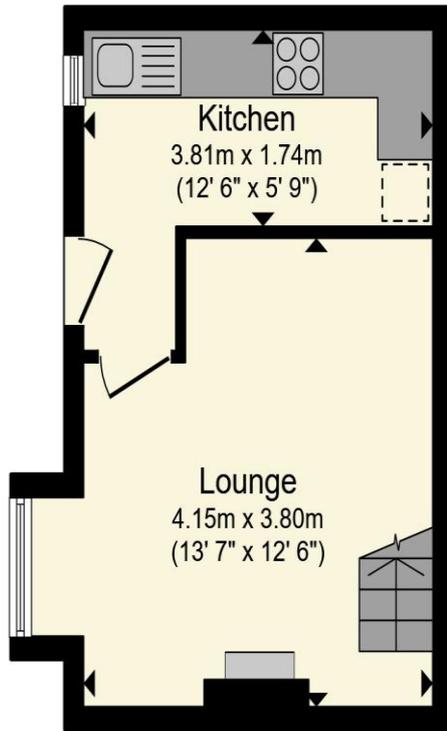
Suite comprising bath with electric shower, low level WC and pedestal wash hand basin. Built-in cupboard, wall-mounted

radiator and window to side aspect.

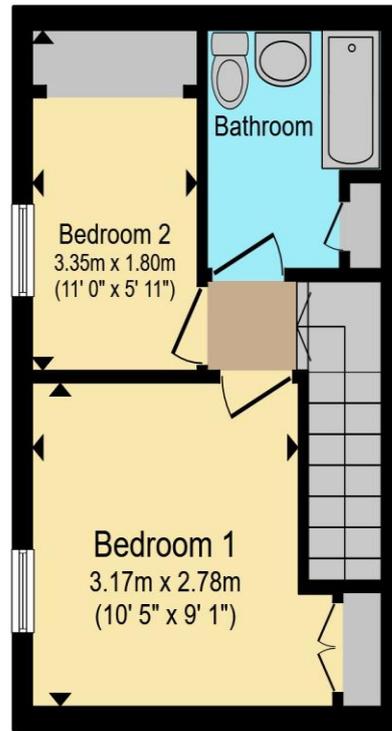
## Outside

Low maintenance garden is located to the front of the property, there is also a parking space for one car.





**Ground Floor**



**First Floor**

Total floor area 46.3 m<sup>2</sup> (498 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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TAUNTON TA1 3PR

Property Ref: TTN313340 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: A

**view this property online [connells.co.uk/Property/TTN313340](http://connells.co.uk/Property/TTN313340)**



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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