

for sale

guide price **£80,000**



## London House West Street Wiveliscombe Taunton TA4 2JP

An appealing TWO BEDROOM apartment offering well-proportioned accommodation, including a particularly impressive 31-foot living room. Situated in a WELL-ESTABLISHED residential setting, the property is available with NO ONWARD CHAIN.



# London House West Street Wiveliscombe Taunton TA4 2JP

## 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.

## Entrance Hall



A welcoming entrance hall providing access to all principal rooms, with useful space for coats and shoes and a natural flow through the apartment.

## Living Room

A particularly impressive 31-foot living room, providing an excellent space for both relaxing and entertaining. The room benefits from windows to the front and side aspects, creating a light and airy feel, while its generous proportions offer considerable flexibility for different furniture arrangements.

## Kitchen

A well-appointed fitted kitchen comprising a range of wall and base units with work surfaces over, incorporating a hob and sink with space for additional appliances. A practical and conveniently positioned space for everyday cooking.

## Bedroom One

A generous double bedroom with windows to the side aspect, providing an excellent amount of space for a range of bedroom furniture. The room could also comfortably accommodate a home working area if required.

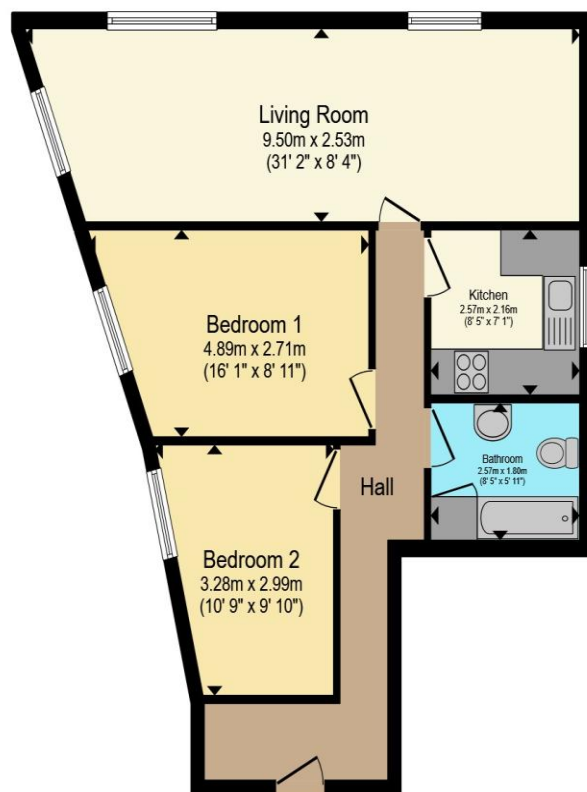
## Bedroom Two

A well-proportioned second bedroom with side aspect window, offering a versatile space ideal as a bedroom, guest room or home office.

## Bathroom

A modern-style bathroom fitted with a panelled bath with shower over, wash hand basin and WC, complemented by part-tiled surrounds.





Total floor area 61.4 m<sup>2</sup> (661 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**

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**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN313522 - 0002

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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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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