

113 HENSON PARK

Chard, TA20 1NJ

Auction Guide £75,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £75,000. A two bedroom purpose built first floor flat, the property has been a successful rental property, now offered for sale with no onward chain. In brief the accommodation comprises entrance hall, sitting/dining room, kitchen, two bedrooms and a bathroom. Outside there is a garden to the rear and a storage shed.

Situation

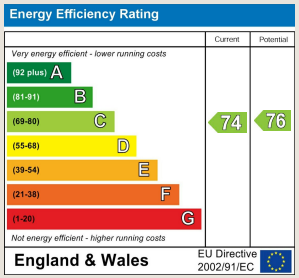
The market town of Chard is located in South Somerset between the Devon and Dorset borders. The town centre offers a good range of shopping, west country butchers, the village bakery, Tesco, Lidl, Sainsburys, Boots, Superdrug, Argos, B&Q as well as excellent sport and leisure facilities, the leisure centre was built in 2021 and offers swimming pools, gym and soft play. There is a selection of nurseries, primary schools, a secondary school, doctors' surgeries, dental surgeries and a hospital. There are various rail and bus links to London from Axminster, Crewkerne and Taunton.

The local area

The Town is ideally situated within easy reach of the county town of Taunton (14.2 miles) Crewkerne (8 miles - mainline rail London Waterloo) and the Jurassic Coastline of Lyme Regis (11.8 miles.)

Local Authority

Somerset Council Council Tax Band: A
Tenure: Leasehold
EPC Rating: C













PROPERTY DESCRIPTION

Entrance Hall
Access to the loft and doors into:

Sitting/Dining Room

16'0" x 12'4" (4.88 x 3.77)
With a window to the front aspect, television point, radiator and a storage cupboard.

Kitchen

11'2" x 6'9" (3.42 x 2.07)
With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, space for fridge/freezer, washing machine and cooker. Wall mounted gas central heating boiler and tiling to all splash prone areas.

Bedroom One

13'9" x 12'1" (4.21 x 3.69)
With a window to the front aspect and a radiator.

Bedroom Two

10'5" x 9'11" (3.18 x 3.04)
With a window to the rear aspect and a radiator.

Bathroom
With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

Outside
To the rear there is garden which is laid to lawn.

Shed

7'4" x 5'1" (2.24 x 1.57)
Window, light and power.

Auctioneers Additional Comments
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.

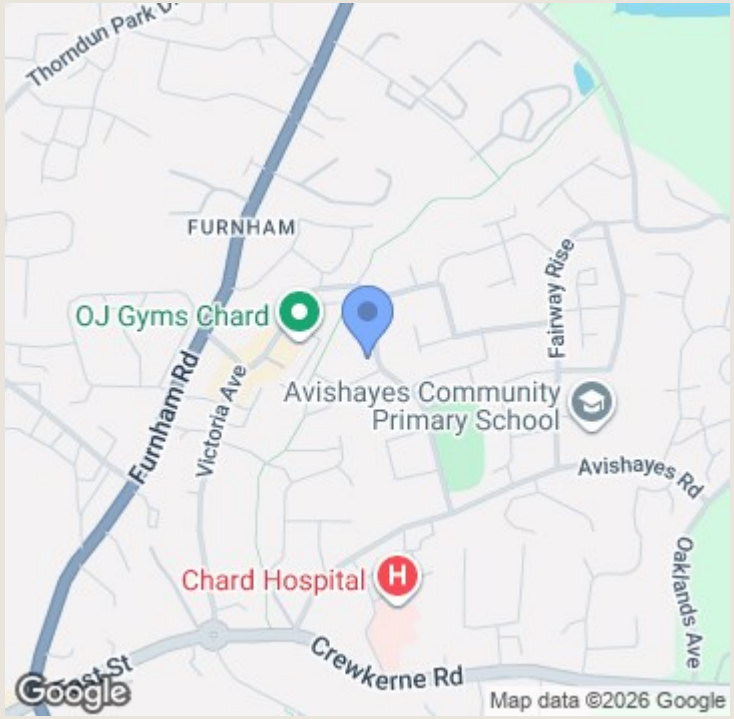
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. 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 of up to 6% inc VAT (subject to a minimum of 6,000 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.

Council Tax Band - A. The property is leasehold and 86 years remain on the lease. The ground rent and service charge is £382.92 annually.





TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01460 74200

crewkerne@mayfairproperties.net

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 affect 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. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

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