

for sale

guide price **£140,000**



Portman Street Taunton TA2 7BT

Enjoying SUPERB POTENTIAL, this Victorian-style home is available for sale with NO ONWARD CHAIN and It is favourably located on the north side of Taunton with easy access to the county TOWN CENTRE and main line rail link.



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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 to...

Entrance Hall

Lounge

Double glazed front aspect window. Feature fireplace with wood-burning stove, integrated shelving and a large square archway through to the...

Dining Area

Under-stairs storage cupboard.

Kitchen

Equipped with a range of wall and base mounted units with roll-top work surfaces, including a one-and-a-half bowl sink and drainer with mixer tap. Integrated electric oven with gas hob and cooker hood over.

Utility

Continuing in the style of the kitchen, the utility is equipped with wall and base units with a roll-top work surface. Space and plumbing for an automatic washing machine and a wall-mounted boiler.

Bathroom

Suite comprising low-level WC, pedestal wash hand basin, and a bath with a wall-mounted electric shower over. Dual aspect obscured double-glazed windows, heated towel rail, inset lights, and an extractor fan.

First Floor Landing

Built-in over-stairs cupboard and an attic hatch.

Bedroom One

Double-glazed front aspect window and quadruple built-in wardrobes.

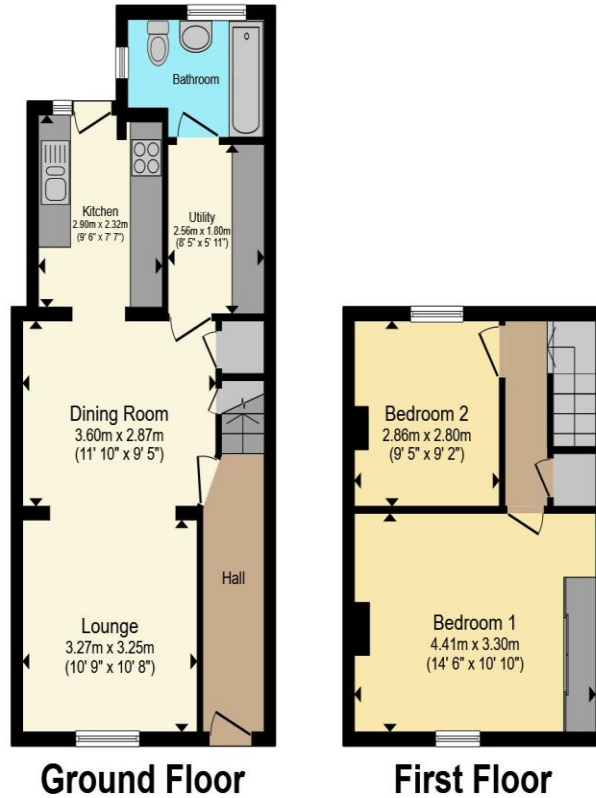
Bedroom Two

Double-glazed rear aspect window.

Rear Garden

A well-enclosed courtyard-style garden laid to patio. Gated pedestrian access. Features a pizza oven and a storage shed.





Total floor area 72.7 m² (782 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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53 High Street
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Property Ref: TTN313706 - 0008

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online
connells.co.uk/Property/TTN313706



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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