

Guide Price
£240,000
Freehold




A&F
FOR SALE
01278 782266
www.aandfproperty.co.uk





Features

- LOT 13 **FOR SALE BY ONLINE AUCTION** on 25/07/2024 09:30
- Three bedroom detached property
- Kitchen/ Diner
- Bedroom one with on-suite shower room
- Fully enclosed garden
- Parking and garage
- Amenities close by
- No onward chain

Summary of Property

LOT 13 **FOR SALE BY ONLINE AUCTION** on 25/07/2024 09:30

A three bedroom detached house in generally good decorative order, although requiring some carpets / flooring. The property is situated in a cul-de-sac, close to Tesco, just to the south east of the town centre.

Local Authority Somerset Council: D - EPC Rating C - Viewings by prior appointment with the auctioneers

For viewing times, or agents' details, please go to the Harman Healy website. Interested parties must rely on their own inspection. Measurements are not taken by the auctioneers.

LEGAL DOCUMENTATION can be downloaded for free from our website. For VIEWING DETAILS please go to the Harman Healy website

Guide price definition - Guide prices are provided as an indication of the sellers current minimum acceptable price at auction. They are not necessarily figures that a property will sell for, and may change at any time prior to the auction. The guide price may not be the minimum sale price, which can be higher or lower.

Reserve price definition - The reserve price is the minimum acceptable price under the hammer, which remains confidential, and may change at any time prior to the auction. Unless otherwise stated, each property will be sold subject to a reserve. The reserve is expected to be set no more than 10% above a fixed figure guide price, or within a guide price range.

GENERAL ENQUIRIES: Please read the important information below first and visit our website, which will answer most of your questions.

Room Descriptions

IMPORTANT INFORMATION

- Please refer to the Special Conditions of Sale & General Conditions of Sale for details of any additional fees, costs or disbursements (if applicable), which will form part of the contract.

- If you are the successful bidder, contracts are exchanged immediately upon the fall of the hammer.

- A 10% deposit subject to a minimum of £3,500 (whichever is the greater) is payable at the point of exchange, along with a £1,500 (including VAT) contracts administration charge.

- All bidders must register online, providing proof of identity (eg. current passport or driving licence) & proof of address (e.g. utility bill or bank statement). If buying in a company name we need a letter of authority on company letterhead, as well as a proof of ID & address for a company director or secretary.

- The period allowed for completion of the sale varies but will usually be either 14, 21 or 28 days after the auction, depending on the terms of the contract.

- The golden rule is know what you are bidding on and make sure you have the necessary finance in place before attending the auction. Once you have successfully bid on a property you have entered into a legally binding contract

THE PROPERTY

Storm Porch, Entrance Hall, Lounge, Dining Kitchen, Landing, Master Bedroom with En-Suite Shower Room, 2 further Bedrooms, Bathroom, Gas Central Heating, Double Glazing, Front & Rear Gardens & Garage

SITUATION

Standing in a modern cul-de-sac towards the edge of the town and being close to the Tesco supermarket and within easy reach of the M5 Junction 22. The town centre provides comprehensive shopping facilities together with churches, schools, library, cinema, hospital, Dr's Surgery, restaurants, hotels and public houses. There are various sporting and recreational clubs and facilities in the surrounding area.

CONSTRUCTION

Having an external facing brick skin and a tiled, felted and insulated roof. The property benefits from double glazing and gas-fired central heating.

ACCOMODATION

STORM PORCH

Outside light

ENTRANCE HALL

Entrance door with double-glazed panel. Radiator.

LOUNGE: 3.2m x 5.22m (10' 6" x 17' 2")

Double-glazed window, radiator and French doors to the Rear Garden.

KITCHEN DINER: 4.04m x 4.71m (13' 3" x 15' 5")

Single drainer stainless steel sink unit with mixer tap. Range of base wall and drawer units. Tall larder unit. Built-in gas 4-ring hob with cooker hood. Built-in 'Zanussi' oven, built-in refrigerator and built-in freezer. Radiator, six downlighter spotlights and under-stairs cupboard.

LANDING

Radiator, airing cupboard with electric heater. Access to the loft space.

BEDROOM ONE: 2.89m x 3.29m (9' 6" x 10' 10")

Double-glazed window, radiator and built-in double wardrobe.

EN-SUITE SHOWER ROOM

White suite comprising tiled shower cubicle having a folding door. Pedestal wash hand basin with tiled splashback and low-level WC. Heated towel rail and three downlighter spotlights.

BEDROOM 2: 3.20m x 2.90m / 10' 6 x 9' 6

Double-glazed window, radiator and built-in cupboard.

BEDROOM 3: 2.92m x 2.18m / 9' 7 x 7' 2

Double-glazed window and radiator.

BATHROOM

White suite comprising panelled bath with shower over and screen. Pedestal wash hand basin with tiled splashback and low-level WC. Part-tiled walls, heated towel rail, double-glazed window, shaver point and four downlighter spotlights.

OUTSIDE

Brick-paved parking area to the front providing space for several vehicles. Lawned area and shrub bed.

SINGLE GARAGE

REAR GARDEN

Side pedestrian access to the enclosed Rear Garden with lawned area, paved patio and area of decking. Outside light and water tap.

SERVICES

Mains Electricity, Gas, Water & Drainage are available.

TENURE

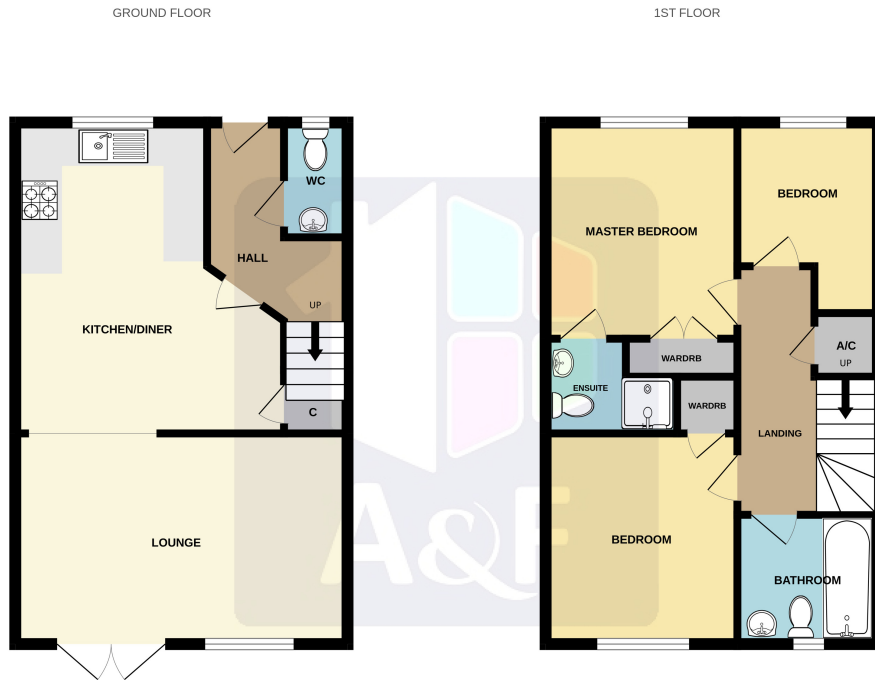
Freehold. Vacant Possession on Completion. **NO ONWARD CHAIN**

OUTGOINGS

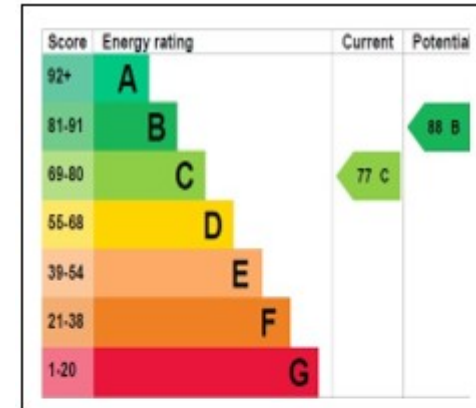
Sedgemoor District Council, Tax Band: D - £2,125.13 for 2023/24



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information

Utilities Services:
Mains Water, Gas, Electricity & Drainage are Connected

Flood Risk:
<https://flood-map-for-planning.service.gov.uk/>

Broadband & Mobile Signal:
For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Planning Applications:
https://sdc.somerset.gov.uk/planning_online