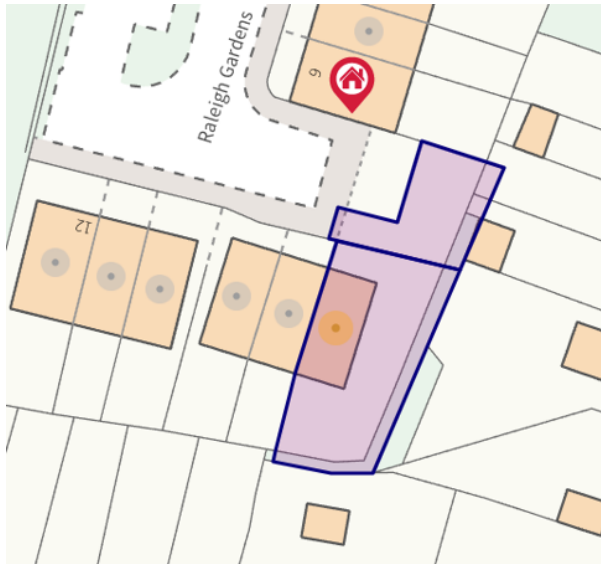


Auction Starting Price
£165,000
Freehold





Raleigh Gardens, Burnham on Sea, Somerset TA8 2BN



Features

- Galley Style Kitchen
- Spacious Living Accommodation
- Modern Bathroom Suite
- Private South Facing Rear Garden
- Driveway Parking
- Potential to Expand
- Gas Central Heating & Double Glazing
- 2 Double Bedrooms
- Ample Storage & Cupboards
- being Sold by GOTO Online Auction
- Buyer's Fees Apply
- For Sale by Modern Auction
- Buy-it-Now Option Available

Summary of Property

Being Sold by GOTO Online Auction

Situated in a peaceful and sought-after cul-de-sac in Burnham-on-Sea, this two-bedroom end-terrace home offers an excellent opportunity for those looking to modernize and add value. Although the property requires cosmetic updating and is currently unfurnished, it presents a blank canvas for creating a stylish and comfortable living space.

The galley-style kitchen, located at the front of the property, provides plenty of storage and work surface area. The spacious living room at the rear offers a generous space for relaxation and entertaining, with direct access to the private garden. Upstairs, you'll find two well-sized bedrooms that benefit from good natural light, along with a modern-style bathroom suite.

Externally, the property boasts a private rear garden, perfect for outdoor seating, landscaping, or potential development. Being an end-terrace home, there is the possibility of extending the property, subject to necessary planning permissions. Off-road parking is available for added convenience.

EPC: C74 (01/08/2022) Council Tax Band: B £1,905.64 2025/26

Starting Bids from: £165,000 Buy it now option available

Please call or visit GOTO Online Auctions for more information.

Room Descriptions

Auctioneer's Comments

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged. The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of 3.6% of the purchase price including VAT and a Legal Pack fee of £396 including VAT. This secures the transaction and takes the property off the market.

The Buyer's Premium and administration charge are in addition to the final negotiated selling price.

Buyer Fees

There are no other fees or charges payable to the Auctioneer however, there are other costs to consider such as:

- Stamp Duty Land Tax (SDLT) is applicable if you buy a property or land over a certain price in England, Wales or Northern Ireland. Please click here for more information.

This property is for sale by Online Auction. The Online Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract is received by the buyer's solicitor (or 10 working days after receipt of the buyer's premium, whichever is earlier). Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions

Entrance Hall:

Composite Entrance Door with inset double glazed obscure glass panes. Radiator, smoke alarm, telephone point. Double door through to;

Kitchen: 4' 11" x 12' 011" (1.50m x 3.94m)

The Kitchen comprises a range of fitted base, wall, open fronted and drawer units with contrasting chrome handles, coloured tiled splashback and 6 inset ceiling spotlights. Stainless steel sink, 'Neff' appliances include stainless steel integrated oven, cooker hood, high level integrated fridge and unbranded ceramic hob. 'Statesman' washing machine (will be left as part of the sale) and radiator.

Cloakroom: 2' 10" x 7' 0" (0.86m x 2.13m)

White suite comprising of low level W.C, hand wash basin with glazed shelf. Double glazed window.

Lounge: 11' 9" x 13' 5" (3.58m x 4.09m)

Large double glazed door and 2 full height matching static panels allowing a very substantial amount of natural light. Under stair cupboard with enclosed light fitting and cloak hooks, this cupboard houses the 'Worcester' combi boiler providing hot water and central heating. Double radiator, room thermostat, telephone point.

Stairs & Landing:

From the Entrance Hall, Stairs with handrail to the Landing with radiator, smoke alarm and loft access. There is a fitted over stair cupboard which offers a good level of storage in the form of open slatted shelving. The loft has been partially boarded but is felted and fully insulated.

Bedroom One: 11' 9" x 9' 10" (3.58m x 3.00m)

Radiator, TV Point, telephone Point, double glazed window. Built in wardrobe with side mounted mirror, hanging rail and open fronted shoe shelves.

Bedroom Two: 11' 9" x 8' 6" (3.58m x 2.59m)

Radiator, TV point, telephone point, and double glazed windows.

Bathroom: 4' 11" x 7' 7" (1.50m x 2.31m)

White suite with fully tiled walls comprising low level W.C, pedestal hand wash basin with mixer tap and 'P' shaped bath with glazed shower screen, static towel rail inbuilt and mains fed shower. Vanity wall mirror, with courtesy shelf beneath and wall mounted shaver light above. 4 inset ceiling spotlights and ceiling mounted extractor fan.

Outside:

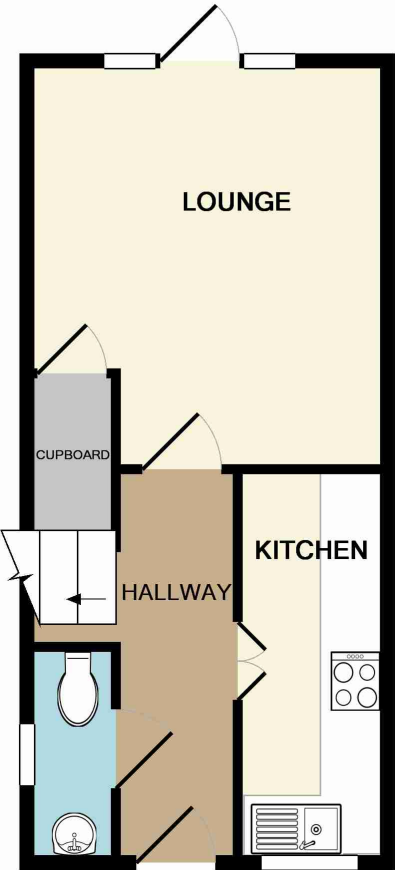
Driveway to the side of the property providing parking for at least 3 vehicles with stone chipping and soil/chipping beds to either side, inset electric meter box and pedestrian gate leading to the;

Rear Garden;

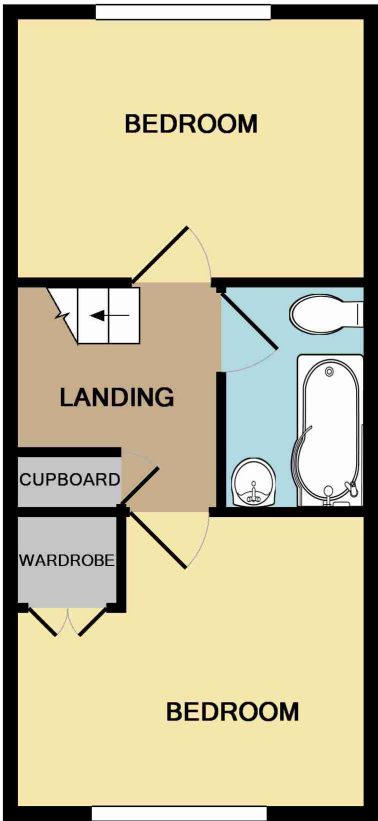
To the immediate rear of the property there is a stone paved patio area with step leading from the Lounge to the secluded and well-proportioned South Facing Garden - Laid predominantly to lawn with stone chippings area having a picket edging, further stone chippings side bed, assorted potted plants and a raised decking area in a state of disrepair but would suit as a wonderful afternoon sun-trap spot.



Floorplan



GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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