

Starting Bids from:
£330,000
Freehold





Features

- Being sold through online auction
- Buy it now option available
- Buyers fee applies
- Four Bedroom Detached Cottage
- Potential Income
- Three bathrooms
- Four Reception Rooms
- Sun Room
- Courtyard Gardens
- Walking Distance to Sea Front & Amenities
- Versatile Property
- Mains Electricity, Gas, Water & Drainage

Summary of Property

Starting Bids from: £330,000

Buy it now option available

Please call or visit Goto Online Auctions for more information.

This property is for sale by Modern Method of Auction. The 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 has been issued by the vendors solicitor. 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.

To book a viewing contact A & F property Group.

Room Descriptions

General Information: 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 £6600 including VAT and a Legal Pack fee of £372 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.

Accommodation

Entrance Hall

11' 9" x 5' 9" (3.58m x 1.75m)

Stairs to the first floor, door to:

Ground Floor Bathroom

9' 8" x 7' 1" (2.95m x 2.16m)

Tiled floor, pedestal wash hand basin, w/c, panel bath with system fed shower, glass screen, heated hand rail, bidet, shaver point and mirror. Velux window.

Kitchen - Recently refitted

12'4" x 11'6" (3.78m (max) 3m (min) x 3.53m)

Space for Fridge/Freezer, Dishwasher, 1 1/2 bowl single drainer sink, window to side aspect. Fitted kitchen comprising grey fronted base, drawer and wall mounted units, electric oven, gas hob, extractor fan and breakfast bar with seating for two.

Ground Floor Lounge

11' 10" x 11' 9" (3.6m x 3.58m)

Brick Fireplace and LVT flooring. door from Kitchen and door to;

Sun Room

31'5" x 6'5" (9.63m (max) 8.69m (min) x 2m)

Patio door to Rear Garden

Dining Room

11'9" x 11'4" (3.63m (max) x 3.48m (min))

Fitted storage cupboard and doors to Sun Room

Ground Floor Bedroom One

9' 9" x 8' 10" (2.97m x 2.7m)

En-Suite - Recently refitted

7' 10" x 4' 2" (2.4m x 1.27m)

Ground Floor Bedroom Three

10' 3" x 8' 2" (3.12m x 2.5m)

Ground Floor Bedroom Two

14' 5" x 7' 6" (4.4m x 2.29m)

First Floor Bedroom Four

11' 11" x 11' 5" (3.63m x 3.48m)

First Floor Sitting Room

12' 4" x 12'3" (3.76m x 3.73m)

First Floor Kitchenette

8' 3" x 5' 11" (2.51m x 1.8m)

First Floor Bath/Shower Room

8' 0" x 5' 7" (2.44m x 1.7m)

Outside, to the front, there is a courtyard style walled garden with pedestrian gate, gravelled areas, Astro turf, timber garden shed and to the rear there is small gravelled inner courtyard area with tool store.

Opposite the property there are two reserved parking spaces that are under licence from Berron Parish Council and cost £165.00 each plus vat, totalling £396.00, the invoice being received on 1st April annually.

Situation: The village of Berron provides various facilities including school, church, village hall and village store Co-op. Pleasant walks can be had via public footpath over the well-known Burnham and Berron golf course to the beach.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		