

Starting Bids From:  
£230,000  
Freehold





East Ride, Brent Knoll, Somerset TA9 4EA



### Features

- BEING SOLD VIA ONLINE AUCTION
- Neutrally decorated semi-detached bungalow
- BUYERS FEE APPLIES
- Well-appointed bathroom with heated towel rail
- BUY IT NOW OPTION AVAILABLE
- Bright kitchen with halogen hob
- Utility room for extra convenience
- Inviting reception room with garden view
- Garage and parking facilities included

## Summary of Property

BEING SOLD BY ONLINE AUCTION : STARTING BIDS from: £240,000 : Buy It Now option available : Please call or visit Goto Online Auctions for more information.

[https:// list.gotoproperties.co.uk/ lot/ details/ 132232](https://list.gotoproperties.co.uk/lot/details/132232)

Introducing a charming semi-detached bungalow, perfectly nestled in a quiet and peaceful neighbourhood with a strong local community. This property is neutrally decorated and is available for sale with no onward chain, presenting an exciting investment opportunity for families, couples or those seeking a serene retirement abode.

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 estate agents.

# 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.

### Material information:

The information above has been provided by the vendor, agent and GOTO Group and may not be accurate. Please refer to the property's Legal Pack. (You can download this once you have registered your interest against the property). This pack provides material information which will help you make an informed decision before proceeding. It may not yet include everything you need to know so please make sure you do your own due diligence as well

### Entryway:

The white UPVC front door swings open to reveal an 'L'-shaped hallway, branching off to both bedrooms, a shower room, and the dining room. An airing cupboard snugly holds a lagged hot water cylinder, while a loft hatch hints at hidden space above.

### Dining Room: 7'9" x 11'8" (2.38m x 3.56m)

A double glazed window graces the front aspect, complemented by a striking archway leading to the kitchen. Dado rail adds a touch of character alongside a trusty radiator.

### Kitchen: 7'9" x 9'9" (2.38m x 2.99m)

Modernity reigns in the kitchen, boasting sleek units paired with a composite work surface. An eye-level cooker and halogen hob steal the spotlight, flanked by a stainless steel sink and drainer. Tiled splash-backs and tile-effect flooring offer both style and practicality. There's room for a slimline dishwasher and vertical fridge/freezer, with a double glazed window overlooking the rear garden.

### Lounge: 11'7" x 12'11" (3.55m x 3.96m)

Radiant sunlight streams through twin double glazed Georgian-style patio doors, accompanied by matching side panels. A living flame gas fire provides cosy

ambiance, while a door leads to the utility room and secondary hallway.

### Utility Room: 6' x 7' (1.85m x 2.14m)

Base units play host to a stainless steel sink and drainer, with space allotted for a washing machine. The Worcester gas boiler stands tall on the wall, with a double glazed window offering a view. Tiled flooring leads to the cloakroom.

### Cloakroom: 2'11" x 7' (.90m x 2.15m)

A low-level WC and washbasin sit beneath an obscure double glazed window, all atop tiled flooring.

### Secondary Hall:

A secondary UPVC front door opens to a hallway, connecting to both the lounge and an integral garage.

### Bedroom One: 14'10" x 10'10" (4.54m x 3.33m)

A double glazed window frames the front aspect, while a comprehensive array of fitted wardrobes and drawer units adorn one wall. A radiator ensures comfort.

### Bedroom Two: 10'10" x 10'10" (4.54m x 3.33m)

Gazing out of a rear-facing double glazed window, this room features a radiator and storage cupboard. A fitted vanity unit/desk offers practicality, complemented by a triple wardrobe.

### Shower Room: 6'7" x 5'4" (2.02m x 1.64m)

Modern elegance defines the shower room, featuring a walk-in cubicle housing a mains-operated shower and glass screen. A low-level WC and stylish washbasin with storage below complete the ensemble. Chrome ladder-style radiators, fully tiled walls and floors, and discreet spotlights elevate the space.

### Garage: 8'4" x 16'3" (2.54 x 4.95m)

An up-and-over roller door grants access to a space equipped with power and light, with an internal door leading to the property.

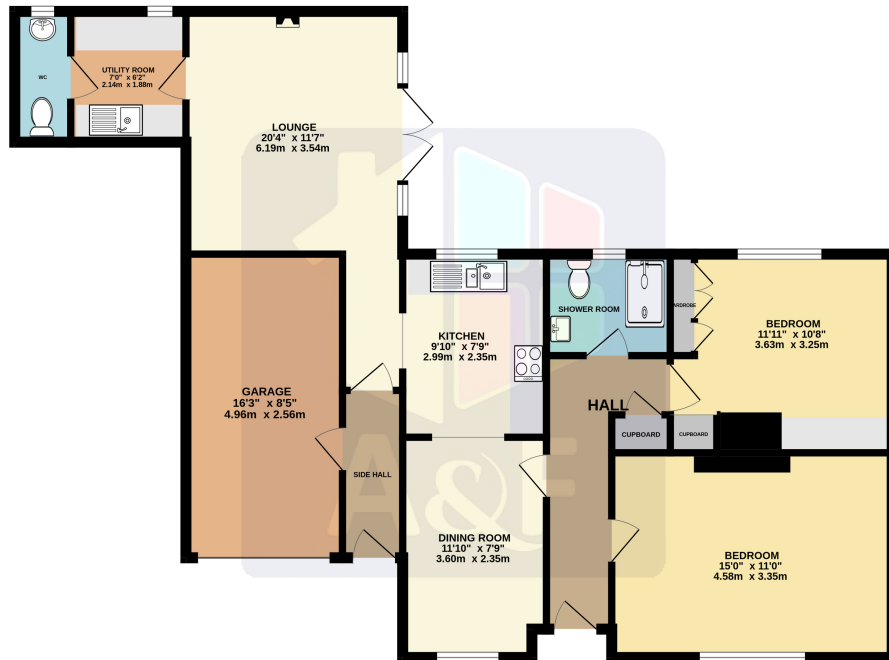
### Outside:

At the front, a lawned area and block-paved driveway lead to the garage and both front doors. The rear garden, fully enclosed and low maintenance, boasts a paved expanse with a raised sun terrace for utmost privacy. A garden shed stands ready for storage needs.



# Floorplan

GROUND FLOOR  
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA: 955 sq.ft. (88.7 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	88 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<b>Local Authority</b> Somerset	<b>Council Tax</b> Band: D Annual Price: £2,267
<b>Conservation Area</b> ⓘ No	<b>Flood Risk</b> No Risk
<b>Floor Area</b> 861 ft <sup>2</sup> / 80 m <sup>2</sup>	<b>Plot Size</b> 0.06 Acres
<b>Mobile Coverage</b>	<b>Broadband</b>
EE ●	Basic 16 Mbps
Vodafone ●	Superfast 80 Mbps
Three ●	
O2 ●	
<b>Satellite / Fibre TV Availability</b>	
BT ✓	
Sky ✓	
Virgin ✗	