



Iminster Road, Taunton TA1 2DR

welcome to

Iminster Road, Taunton

Detached 3 Bed Bungalow - NO CHAIN! Huge Potential!! Ample Parking and Extensive Garden with Out Buildings. Multi Fuel Burner and Character Features. Desirable Location!

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.

Description

This pre-war detached bungalow sits on an enviable plot with extensive gardens to front and rear and is located a short distance from Taunton's town centre. Having been improved by the current owners there is still considerable scope for improvement and development to those with creativity and imagination. To be sold in good condition, the main features include spacious living accommodation, three bedrooms, a generous rear garden and a larger than average detached garage. The unusual bay windows lend a great deal of charm and character to this super home and if it is an unusual property with potential, you are looking for then a closer inspection is highly recommended.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Entrance Porch

Door to front, tiled floor.

Entrance Hall

Hard flooring, loft access, radiator.

Lounge

10' 10" into Bay x 9' 10" (3.30m into Bay x 3.00m)
Two double glazed windows. Fireplace with electric fire, wooden flooring. double doors to conservatory.

Dining Room/Snug

15' 4" Into bay window x 10' Max (4.67m into bay window x 3.05m Max)
Double glazed bay window. Wood burner, hard flooring.

Kitchen

14' x 8' 10" (4.27m x 2.69m)
Double glazed widow. The kitchen has a range of wall and base units, electric oven and hob, space for white goods, door to conservatory.

Sunroom

17' 11" Max x 11' Max (5.46m Max x 3.35m Max)
Two double glazed windows, carpet/tiled flooring, doors to rear garden, radiator.



Bedroom One

15' 1" Max x 10' 11" Max (4.60m Max x 3.33m Max)
Double glazed window. carpet, radiator.

Bedroom Two

13' Max x 10' 11" Max (3.96m Max x 3.33m Max)
Double glazed window. Carpet, radiator.

Bedroom Three

9' 2" x 7' 11" (2.79m x 2.41m)
Double glazed window. Carpet, radiator.

Shower Room

Frosted double glazed window. Wash hand basin, WC, large shower cubicle, part tiled.

Front Garden

The front garden is laid mainly to lawn with a variety of shrubs and trees.

Rear Garden

The enclosed garden has a patio area, lawn, pond, side access to garage, shrubs and trees.

Parking

Large driveway

Garage

17' 2" x 14' 5" (5.23m x 4.39m)
Larger than average, up an over door, side access, electric.



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Iminster Road, Taunton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- NO CHAIN!
- Multi Fuel Burner!

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£280,000



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.focalagent.com

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Property Ref:
TAU108985 - 0008

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