

for sale

guide price **£60,000**



Flat 3 East Reach Taunton TA1 3EP

An **EXCITING OPPORTUNITY** to acquire a **ONE DOUBLE BEDROOM** maisonette set within the sought-after Eastbourne Court gated development, ideally located in the **TOWN CENTRE** and benefiting from secure **ALLOCATED PARKING**. Offered to the market with **NO ONWARD CHAIN**. Viewing is highly recommended!



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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.

Front Door



Leading to...

Bedroom

A well-proportioned double bedroom, finished in neutral tones and benefiting from two windows that allow plenty of natural light. The room comfortably accommodates a double bed along with additional furnishings and is further enhanced by an integrated wardrobe. Completing the space is an additional integrated storage cupboard, along with an electric heater for added comfort.

Shower Room

A practical shower room fitted with an electric shower enclosed within a glazed shower cubicle, complemented by a pedestal wash hand basin and WC. Finished with tiled walls for easy maintenance.

First Floor Landing

Kitchen / Lounge

A compact yet functional fitted kitchen comprising a range of wall and base units with work surfaces, tiled splashbacks and an inset sink with drainer. The kitchen further benefits from an integrated oven with electric hob and extractor fan above, along with space for additional freestanding appliances. A circular feature window provides natural light and adds character to the space.

Accessed via an open archway from the kitchen, the spacious lounge offers plenty of room for both living and dining furniture. Finished in neutral décor with fitted carpeting, the room enjoys good natural light from multiple windows and is further complemented by an electric heater and a useful built-in storage cupboard. Double doors open out to a communal outside space, providing a pleasant area to enjoy some fresh air.

Parking

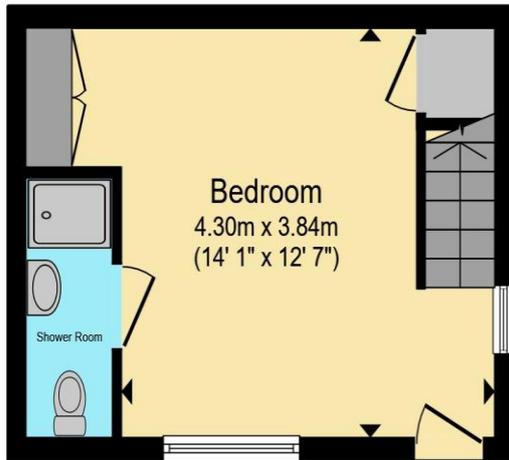
The allocated parking space is positioned directly in front of the maisonette, offering exceptional convenience for day-to-day access, unloading shopping, and returning home.

Lettings

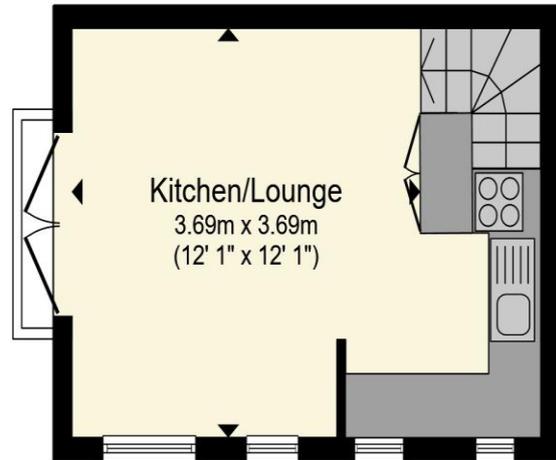
For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price.

Our comprehensive and competitive management and lettings services can be tailored to fit your needs.





Ground Floor



First Floor

Total floor area 41.5 m² (446 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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53 High Street
TAUNTON TA1 3PR

Property Ref: TTN313276 - 0007

Tenure:Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/TTN313276

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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