



The Triangle ,,Watergore South Petherton TA13 5JQ

welcome to

The Triangle ,, Watergore South Petherton

A two bedroom cottage, with additional loft room, offered for sale with no onward chain, situated within the desirable village of South Petherton. The accommodation offers a wealth of space, versatility and natural light throughout with the benefit of driveway parking.



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.

Entrance

Door to the front, opening into:

Entrance Hall

Stairs rising to the first floor. Parquet flooring. Radiator. Door to the side, opening to the garden.

Dining Room

Double glazed window to the front. A good size room with space for dining table and chairs, perfect for family dining or entertaining. Understairs cupboard. Radiator.

Lounge

A lovely light room with double glazed windows to the front and rear. Feature fireplace. Aerial point. Two radiators.

Downstairs Cloakroom

Double glazed window to the side. WC.

Kitchen

Double glazed windows to the rear and side. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Inset sink with mixer tap. Space for free standing cooker. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Pantry cupboard and additional storage cupboard. Space for dining table and chairs. Radiator.

First Floor Landing

Two double glazed windows to the rear. Storage cupboard. Stairs rising to the second floor. Radiator,

Bedroom One

Double glazed window to the front. Built in wardrobe. Space for free standing furniture. Radiator.

Bedroom Two

Double glazed window to the front. Space for free standing furniture. Radiator.

Bathroom

Double glazed window to the rear. Suite comprising enclosed walk in shower cubicle, free standing roll top bath with mixer tap and shower attachment, wash hand basin and WC. Chrome towel radiator.

Second Floor Landing

Opening into:

Loft Room

Double glazed window to the side. Storage cupboard. Door opening into:

Store Room

Outside

Access via a hardstanding driveway providing off road parking for two cars. The garden is mainly to the front, laid to lawn with a shingle area, offering an ideal seating section to enjoy the summer sunshine.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Character Cottage
- Two Double Bedrooms

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

guide price

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO109254 - 0003

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