



## 65 WEMBDON ROAD

Bridgwater, TA6 7DL

**Auction Guide Price £175,000**

FOR SALE BY ONLINE AUCTION ON THURSDAY 19 NOVEMBER

Auction to commence 8:00am and close 8:00pm

**Tamlyns**



# PROPERTY DESCRIPTION

## Description

65 Wembdon Road is a spacious end of terraced Victorian property, now in need of complete renovation and refurbishment. The accommodation is arranged over 3 floors offering potential to restore to a substantial family home. To the rear of the property is a large garden plot with the benefit of vehicle access. Viewing is highly recommended to fully appreciate the potential this property offers.

## Situation

The property is situated within easy reach of the centre of the busy market town of Bridgwater, benefiting from several schools with good Ofsted reports. The town benefits from easy access to the M5 Motorway and a mainline railway station.

## The local area\*

0.8 miles – Bridgwater                      11.7 miles – Taunton

10.0 miles – Hinkley

\* Distances are approximate & sourced from Google Maps

## Local Authority

Sedgemoor District Council | Council Tax Band: D | EPC Rating: G

Tenure: Freehold

VIEWING STRICTLY BY APPOINTMENT ONLY  
FOR FURTHER INFORMATION ON THIS PROPERTY  
PLEASE CONTACT OUR SALES TEAM

**01278 458 241**

[properties@tamlyns.co.uk](mailto:properties@tamlyns.co.uk)



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## Accommodation

The property comprises of the following accommodation; Ground Floor: **Reception Room One** 5.3m (max) x 5.1m (into bay) **Reception Room Two** 4.4m x 4.2m (max) **Reception Room Three** 4.2m x 2.6m (max) **Kitchen** 3.6m x 3.6m (max) **Larder** 1.7m x 1.4m (with fitted shelves) **Scullery** 3.6m x 2.1m **Fuel Store** 1.4m x 1.4m **Outside WC** **Hallway** First Floor: **Bedroom One** 5.3m (max) x 5.1m (into bay) **Bedroom Two** 4.5m x 3.3 (max) **Family Bathroom** 2.8m x 1.7m Second Floor: **Bedroom 3** 4.5m x 3.5m (max) (in eaves) **Bedroom 4** 4.5 x 3.5 (max) (in eaves) The property benefits from many original features and would provide the opportunity to re-organise the accommodation on refurbishment, subject to the necessary permissions.

## Tenure

The tenure is freehold with vacant possession on completion.

## Viewings

Please email the agents with your details to arrange an appointment to view the property. Viewings to comply with current Covid-19 Guidelines.

## Overage Deed

The land to the rear of the property, as highlighted in purple on the site plan, is sold subject to an Overage Deed, relating to the value of any planning permission for future development of this site, to be charged at 25% for the next 25 years.

## Services

Mains electricity, drainage and water. Gas is available at the property subject to re-connection.

## Method of Sale

The property is being offered for sale by Online Auction on **Thursday 19 November 2020** with bidding between **8:00am and 8:00pm**. Unless sold prior auction.

## Completion

Completion has been set for 17 December 2020 or earlier by arrangement.

## Conditions of Sale

The property is being sold subject to the Common Auction Conditions, the General Conditions of Sale for Online Unconditional (Immediate Exchange) Property Auction and all Legal Documentation. Accordingly, on fall of the electronic gavel, the successful bidder is under a binding contract to purchase the property.

## Registration

Tamlyns requires all bidders who wish to bid at our Auction to register online beforehand. A fixed Bidder's Registration Fee of £3,000 including VAT must be paid on registration, comprising a £2,100 contribution towards the deposit plus the Auctioneers' Buyer's Administration Charge of £900 (£750+VAT). The Registration Fee is retained by Tamlyns at the fall of the electronic gavel if a bidder is successful. The fee will be returned to all unsuccessful bidders.

To register online to bid for this property please visit;  
[www.tamlynsprofessional.co.uk/land-and-property/](http://www.tamlynsprofessional.co.uk/land-and-property/)

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## **Money Laundering Regulations**

As part of the Online Registration process before prior approval to bid will be granted, In order to fulfil responsibilities under the current Money Laundering Regulations, all prospective bidders will be asked to provide proof of identity. Acceptable documents include: Passport, Driving Licence or Birth Certificate (at least one photo ID) as well as Council Tax or utility bills. Further guidance will be provided at Online Registration.

## **Deposit**

On conclusion of the auction, the successful bidder will be required to pay to the solicitor acting for the vendor a deposit of 10% of the purchase price, less the £2,100 deposit contribution taken at Online Registration, within 24 hours of the fall of the electronic gavel. Please contact the solicitors direct prior to the Online Auction to confirm a suitable method of payment.

## **Solicitors**

Pardoes

West Quay House, Northgate, Bridgwater, Somerset, TA6 3EU  
Hannah.jones@pardoes.co.uk 01278 457891

## **Legal Pack**

A Legal Pack will be available to view online. Alternatively, they can be obtained from the vendors' solicitors, for which there may be a charge. Potential purchasers are deemed to have made all necessary enquiries and purchase with full knowledge of the content of the Legal Pack.

## **Wayleaves, Easements and Rights of Way**

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not.

## **Directions**

From the **M5 junction 24**, head north into Bridgwater along Taunton Road/A38 for approximately 2 miles. When you come to the traffic lights, turn left following signs for Minehead. At the next roundabout by the Malt Shovel pub, take the first exit still following signs for Minehead. On Wembdon Road, the property will be the last house on the left, identified by a Tamlyns For Sale board. From the **M5 junction 23**, head along Bristol Road/A39 towards Bridgwater for approximately 3 miles. At this point turn right onto Wylds Road, continue along here and take the right at the first set of traffic lights, towards Chilton Trinity School. Carry along Western/Homberg Way until the next roundabout. Take the first exit back towards Bridgwater/M5 South, after approximately a quarter of a mile the property will be on your right hand side identified by a Tamlyns For Sale board.





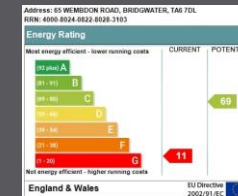








# PLAN



## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services appicated and fittings tested.
2. Plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

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