



2 DUKE HOUSE, THE MEAD

Ilminster, TA19 0HE

Guide Price £50,000 - £60,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

PLEASE NOTE, THIS PROPERTY IS TO BE SOLD BY AUCTION ON 19TH MAY 2022 THE AUCTION IS TO BE CONDUCTED BY TAMLYNS CHARTERED SURVEYORS, VALUERS & AUCTIONEERS. TO VIEW THIS LOT AND ALL OTHER LOTS, HEAD TO THEIR WEBSITE [WWW.TAMLYNSPROFESSIONAL.CO.UK](http://WWW.TAMLYNSPROFESSIONAL.CO.UK) A one bedroom ground floor apartment situated within a short walk of the Town Centre and amenities. The property benefits from it's on entrance to the rear, double glazing, communal courtyard and no onward chain. The property has proven itself to be a successful rental property, previously achieving £500 PCM.

## The local area\*

12 miles – Taunton | County Town | London Rail Links 14 miles – Yeovil Town | London Rail Links 43 miles – Bristol Airport

\*All distances are approximate and sourced from Google Maps

## Local Authority

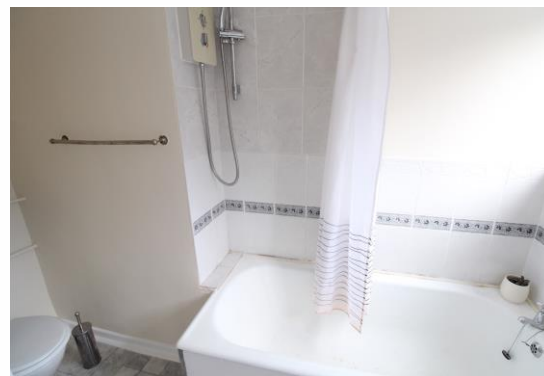
South Somerset Council. Council Tax Band: A.

EPC Rating: D.

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

[CREWKERNE@MAYFAIRPROPERTIES.NET](mailto:CREWKERNE@MAYFAIRPROPERTIES.NET)



# PROPERTY DESCRIPTION

## Entrance Hall

Front door, large walk in storage cupboard, further storage cupboard, night storage heater.

## Sitting Room 15' 2" x 10' 9" (4.628m x 3.269m)

Window to the front aspect, night storage heater.

## Kitchen 14' 8" x 8' 3" (4.476m x 2.522m)

Galley kitchen, window to the rear aspect, range of floor and wall units, large larder cupboard, further cupboard, space and plumbing for washing machine, space for fridge/freezer, tiled floor.

## Bedroom 11' 7" x 8' 3" (3.541m x 2.522m)

Window to the front aspect, fitted wardrobe, night storage heater.

## Bathroom

Window to the rear aspect, white suite comprising bath with electric shower over, pedestal wash hand basin, low level W.C.

## Outside

Communal paved area to the rear of the property, roadside parking available on a first come basis and garage blocks nearby rentable via Abri direct (subject to availability).

## Agent Note

The lease is 125 years from 2000, service charge £474.38 P/A and £10 ground rent (2019 – 2020 charges.) The management company is run by Abri.

## Method Of Sale

The property is being offered by Online Auction on Thursday 19th May 2022 with bidding starting from 8:00am ending at 6.00pm. Unless sold prior to auction.

## Completion

28 days following the date of the online auction.

## Registration

Tamlyns requires all bidders who wish to bid at our Auction to register online beforehand. A commitment to a fixed Bidder's Registration Fee of £3,000 including VAT must be confirmed on registration, comprising of £2,100 contribution towards the deposit plus the Auctioneer's 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/property-auction/](http://www.tamlynsprofessional.co.uk/property-auction/)

## Money Laundering

As part of the Online Registration process before prior approval to bid will be granted, in order to fulfil responsibilities under the current Anti -Money Laundering Regulations, all prospect I've 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 bill. Further guidance will be provided at Online Registration.

# PROPERTY DESCRIPTION

## Deposit

On conclusion of the auction, Tamlyns will invoice the successful bidder within 24 hours of the fall of the electronic gavel . A deposit of 10% of the purchase price, less the £2,100 deposit contribution taken at Online Registration.

## Solicitors

Milford & Dormor ADDRESS: The Old Bank Building East Street  
Ilminster Somerset TA19 0AJ                      Mr Patrick Wilding 01460  
55445    p.wilding@milfordanddormor.co.uk

## Services

Mains water, drainage and electricity. Potential purchasers are advised to make their own enquiries.

## Viewings

The property may be viewed at any reasonable time. The Selling Agents will be pleased to meet any interested parties on site by prior arranged appointment by calling us on 01460 74200 or crewkerne@mayfairproperties.net.

## Legal Pack

A Legal Pack will be available to view online. Alternatively, they can be obtained from the vendor 's solicitors, for which there maybe be a charge. Potential purchasers are deemed to have made all necessary enquires and purchase with full knowledge of the contact of the Legal Pack. A data room has been set up at the solicitors and interested parties are invited to register to access the information contained the rein and make their own investigations.







# ONLINE AUCTIONS BUYING GUIDE

A STRAIGHTFORWARD PROCESS FROM START TO FINISH

## STEP 1.

Head to [tamlynprofessional.co.uk/property-auction](https://tamlynprofessional.co.uk/property-auction) or scan the QR code below to view our auction properties and to register.



## STEP 2.

Following registration, read through the legal documents for each lot and make your independent enquiries.

## STEP 3.

It's auction day! Place your bid(s) from 8am on the day.

## STEP 4.

Congratulations on winning your lot(s). Your pre authorised payment by card will be processed. All unsuccessful bidders will have their payments returned.

## STEP 5.

Our finance team will send your 10% deposit invoice the next day with payment due within 24 hours.

## STEP 6.

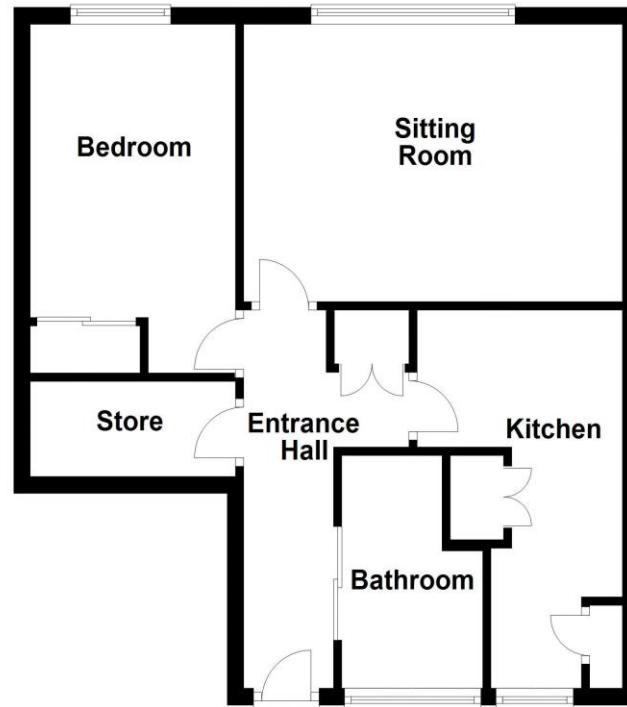
Completion is usually within 28 days\* from the auction date.

\*Unless otherwise advertised beforehand.



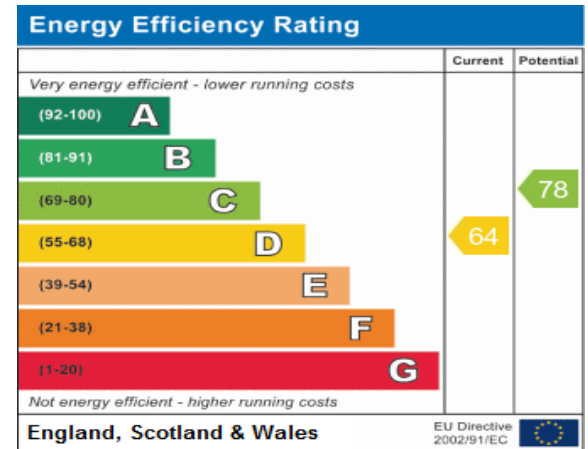
# FLOOR PLAN

## Ground Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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## 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, appliances and fittings tested.
2. Floor 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.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing - Introduction fee of up to £240 Inc. VAT, HD Financial Ltd - Introduction fee of up to £240 Inc. VAT.

