

Towers Wills

Town & Country

Guide

£230,000



8 Green Knapp, Merriott, Somerset, TA16 5PP

For sale by online auction ** pre-auction offers considered ** mortgage buyers welcome **Towers Wills welcome to the market this spacious cottage occupying a substantial plot with glorious countryside views and for sale with no onward chain. The property briefly comprises: reception hallway, living room, dining room, kitchen, rear lobby, bathroom, two large double bedrooms, gardens and is oil-central heated.

Key Features

- ****AUCTION****
- Buyers fee applies & - Auction pack available on request & - Mortgage buyers welcome
- Beautiful countryside views
- Two reception rooms
- **NO ONWARD CHAIN**

Reception Hallway
Door to the front.

Living Room
Spacious living area with window to the front, open fireplace and radiator.

Dining Room
Window to the front, radiator, under stairs storage cupboard, built-in cabinet and shelving.

Kitchen
Comprising of a range of wall, base and drawer units, work surfacing with inset one and a half bowl sink/drain, electric cooker point, plumbing for washing machine, space for fridge/freezer, flagstone floors, windows to both rear and side and door to rear lobby.

Rear Lobby
With storage cupboard, radiator, space for tumble dryer and door to rear porch.

Rear Porch
With door opening to the rear garden.

Bathroom
Suite comprising of bath with shower over, wash hand basin, w.c, part tiled, radiator and window to the rear.

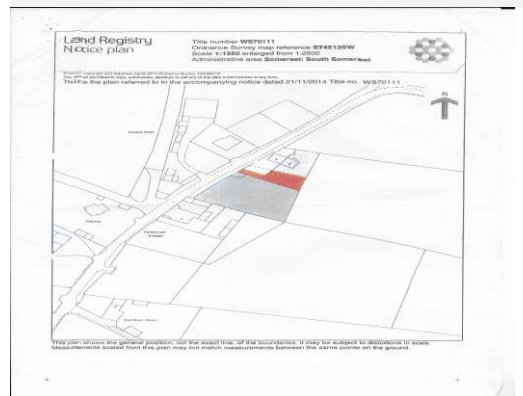
First Floor Landing
Stairs from reception hallway.

Bedroom One
Window to the front, radiator and loft access.

Bedroom Two
Window to the front and radiator.

Outside
One of the true selling features has to be the substantial plot the property occupies; The garden being majority laid to lawn. To the rear of the property is an oil tank and the garden has far reaching countryside views.

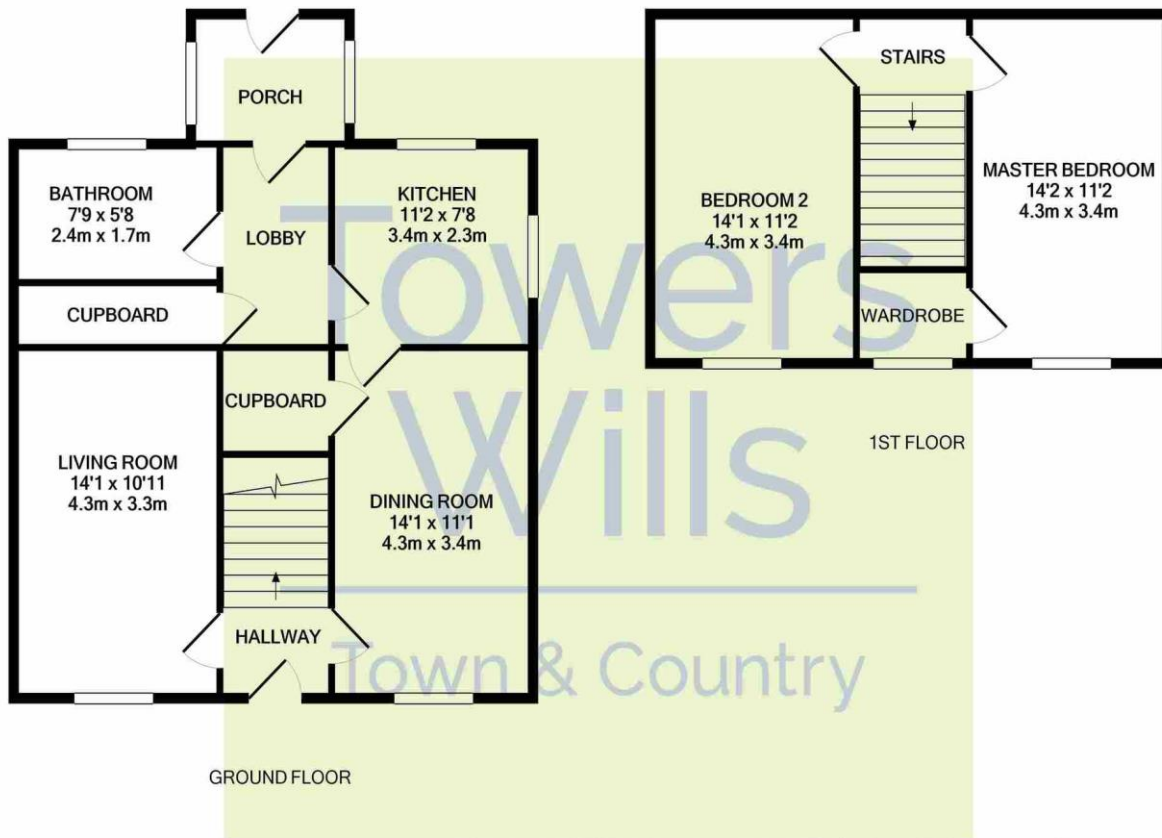
Agents note:
The entrance area of driveway is not owned / included with this sale. It is owned by a separate landowner. 8 Green Knapp has a right of way across this area of land. See land reg red area in the photograph.



This property is offered for sale by the 'modern method of auction' through an Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange or the vendor is free to remarket the property and the reservation fee will not be returned.

The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £4,800 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE ASKING PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property you will be required to complete further identity checks for anti- money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors. **Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction. **Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above a single figure guide price or if a guide price bracket is quoted the reserve will fall somewhere within those figures.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

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Towers Wills

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