

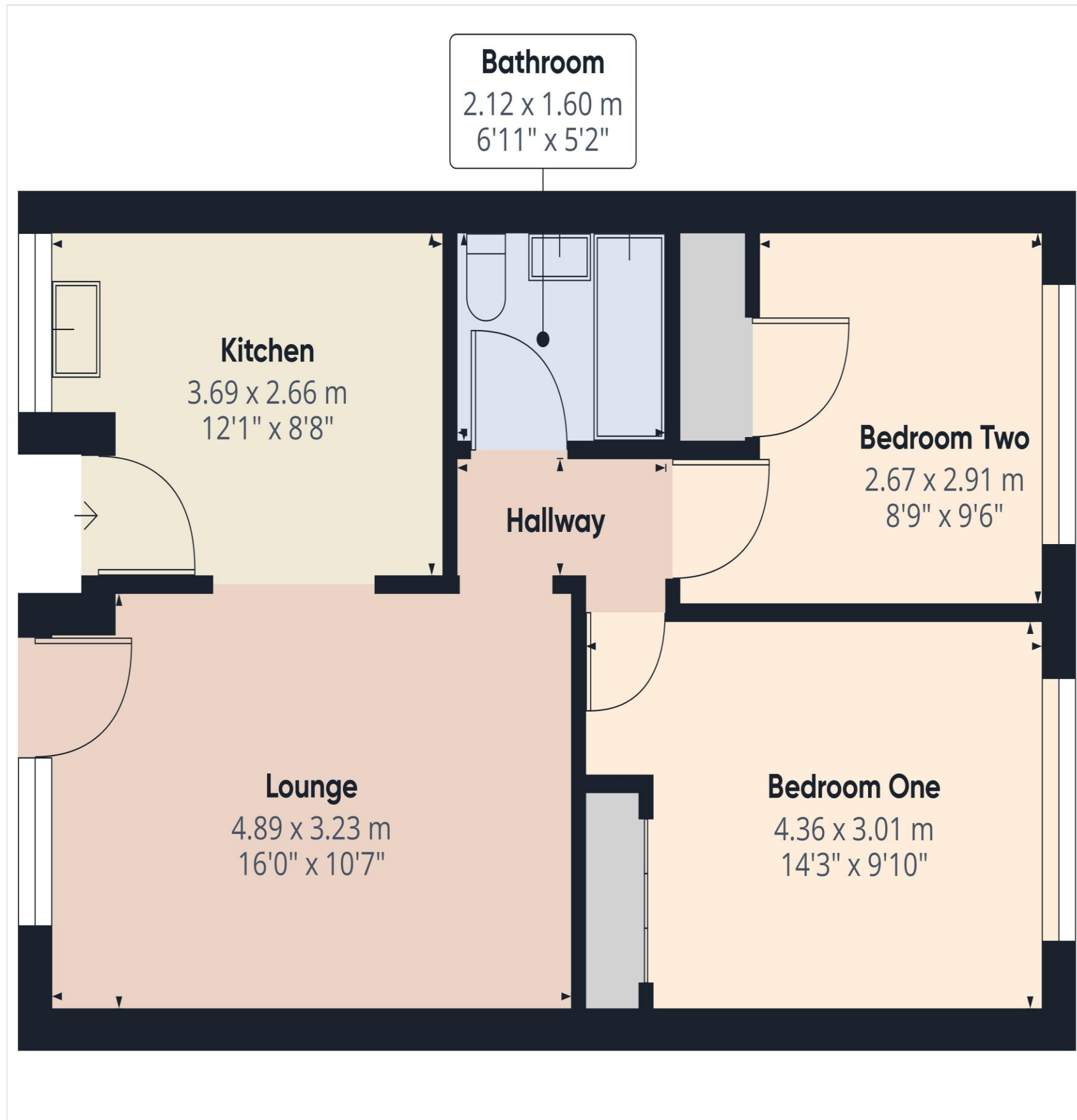


4 Windmill Crescent, Woolavington, Bridgwater, TA7 8HP

£75,000 - Leasehold

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000 | Immediate 'Exchange of Contracts' Available & Sold via 'Secure Sale' | No Onward Chain, Two Double Bedrooms & Good Size Lounge | Open Plan Reception Space | Electric Heating | Built-In Storage To Both Bedrooms | Situated In Well Served 'Polden Villages' | Currently Tenanted | Easy Access To M5 | Council Tax Band: A & EPC Rating: D





Approximate total area[®]
54.32 m²
584.69 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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THE PROPERTY

Available with NO ONWARD CHAIN and for CASH BUYERS ONLY, this two bedroom first floor flat is situated on a residential development within the village of Woolavington, having good local amenities near-by.

Woolavington has a Primary School, Doctor's Surgery, a couple of shops, plus a fish and chip takeaway and pharmacy - which the flat is directly above. Within walking distance is the Veterinary Surgery and playing field in Cossington.

You enter the property at the back of the building with steps rising to the external landing before finding the door to the property. You enter into the Lounge or Kitchen, with there actually being two external facing front doors, for fire safety reasons.

From the Lounge there is a Hallway leading to the Bathroom and both Double Bedrooms.

The property has UPVC double glazed windows, electric heating and the benefit of allocated parking.

Please note that this is a leasehold property. The lease started 29/07/1991 for a period of 125 years. There are 92 years remaining.

The Service Charge for the period 01/04/2022 - 31/03/2023 was £516.86 and there is a Ground Rent of £10 per annum.

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc. VAT (subject to a minimum of £6,000 inc. VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy performance certificate (EPC)

4 Windmill Crescent Woolavington BRIDGOWATER TA7 8HP	Energy rating D	Valid until: 28 February 2033 Certificate number: 7637-3422-4200-0158-4228
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Property type	Top-floor flat
Total floor area	55 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	88 D	87 D
39-54	E		
21-38	F		
1-20	G		