





Auction Guide Price £135,000 to £150,000*

ONLINE AUCTION

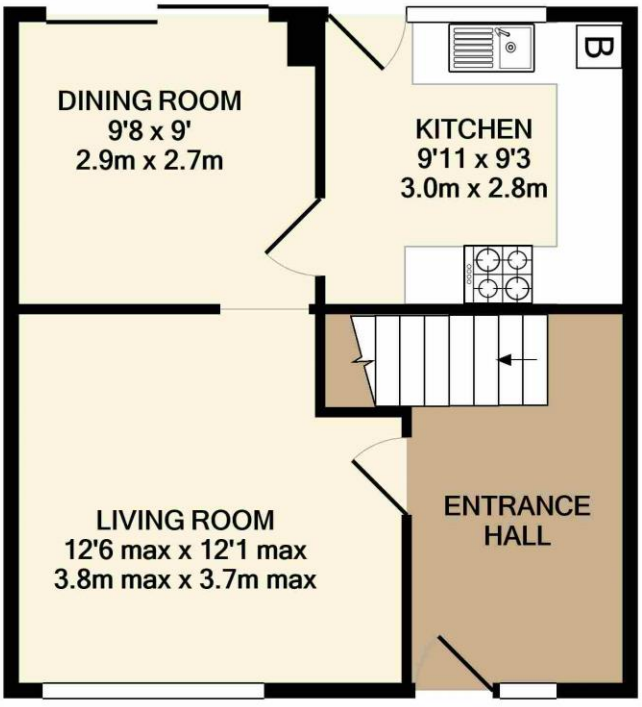
Thursday 22nd October 2020

Auction to commence 9am and close 5pm

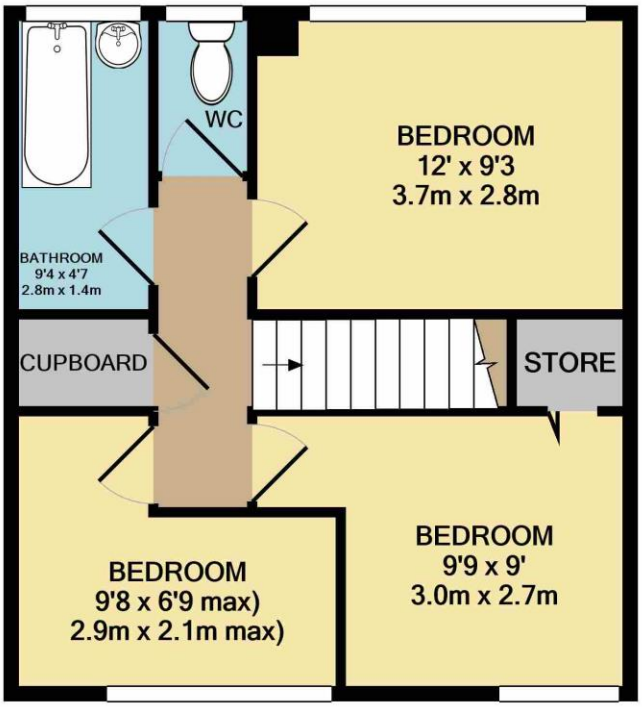
23 Berkeley Road
Street
BA16 0DH

COOPER AND TANNER





GROUND FLOOR



1ST FLOOR

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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23 Berkeley Road
Street
Somerset
BA16 0DH

3 2 1 EPC TBC

IMPORTANT NOTICE
DUE TO THE CURRENT COVID-19 SITUATION THE AUCTION WILL BE ON-LINE ONLY. NO PROXY OR TELEPHONE BIDS WILL BE ACCEPTED
All bidders will be required to bid online.

To register to bid for this lot please visit www.cooperandtanner.co.uk/land-and-property

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Description
A well-proportioned, semi-detached family home situated at the end of a residential cul-de-sac within a short walk of various primary and secondary education facilities.

The property is presented to a good standard throughout and enjoys the benefit of a large reception hall, light and airy living room and a separate dining room with sliding doors to the garden. The kitchen features a comprehensive range of fitted wall and base units. To the first floor are three bedrooms, a bathroom with shower over bath and a separate WC which works well for growing families. Off road parking is provided by a generous driveway to the side, which leads to a detached prefab garage. The rear garden has been well maintained and is laid mainly to patio and raised lawn, framed by colourful flowerbed borders.

Agents Note
Please note the dwelling is of non-standard construction (steel frame).

Completion
Completion has been set for 19th November 2020 or earlier by arrangement.

Bidders Registration Fee
Cooper and Tanner requires all bidders who wish to bid at our Auction to Register beforehand. A fixed Bidders Registration Fee of £1,000 inc VAT per lot must be paid on registration.

The fee is retained by Cooper and Tanner at the fall of the electronic gavel if a bidder is successful. The fee will be returned to all unsuccessful bidders.

All checks required by current anti-money laundering legislation must be satisfactorily completed as part of the registration process before prior approval to bid will be granted, this will include providing proof of funds. Please use the link www.cooperandtanner.co.uk/land-and-property to register to bid for this lot. Please note the Bidders Registration Fee does not get deducted from either the deposit or completion monies.

Deposit
On conclusion of the auction, successful bidders will be required to pay to the solicitor acting for the vendor a deposit of 10% of the purchase price within 24 hours at the fall of the electronic gavel. Please contact the solicitor directly prior to the auction to discuss suitable method of payment if you are unsure.

Solicitors
Chubb Bulleid, Street
Telephone: 01749 836100
Laura Maden acting.

Ref: GPT/Ber.

Local Council: Mendip District Council.
Telephone: 0300 303 8588

Council Tax Band: B

Services: We understand mains water, electricity, drainage and gas are connected. Central heating and hot water via gas combi boiler. Potential purchasers are advised to make their own enquires and satisfy themselves with regards to services.

Tenure: Freehold with vacant possession.

VAT: The purchase price is not subject to VAT

Viewing: Strictly via Cooper and Tanner, Street Office – 01458 840 416.

Auction Notes

Conditions of Sale
Unless otherwise stated, each Lot is sold subject to the Common Auction Conditions (4th ed.). We recommend all interested parties inspect the Common Auction Conditions prior to bidding.

Sale details
The details of each lot have been prepared based on information given by the vendor and their solicitor. There may be occasions where the person acting on behalf of the vendor does not know the property in detail. Therefore, potential purchasers must satisfy their own enquiries and should refer to the legal documents available at either the Auction Department from the vendors' solicitors.

Legal packs
These will be available to view online. Alternatively, they can be obtained from the vendors' solicitors. There may be a charge payable direct to the solicitor. We recommend that each potential purchaser take independent legal advice on the content of the packs. Potential purchasers are deemed to have made all the necessary enquiries and purchase with full knowledge of the content of the legal packs.

Registration of Interest
Cooper and Tanner encourage potential purchasers to register their interest in specific lots. This will enable the Auction Department to inform you of any amendments made to that lot during the lead up to the auction day.

Tenure and Possession
Unless stated otherwise, the tenure of each lot is freehold and vacant possession will be given upon completion.

Proof of Identification
One must be a photographic form and the other a utility bill (not telephone bill or credit card statement) that is no more than 3 months old confirming your address. We will also ask for proof of funding prior to accepting your online application to bid.

Bidding
Bidding increments will be shown clearly online and will vary for each lot.

Fall of the Electronic Gavel
On the fall of the electronic gavel, the successful bidder is under a binding contract to purchase that property. Please refer to the Common Auction Conditions for full details.

Deposit
A deposit of 10% of the purchase price will be payable to the vendors' solicitor within 24 hours at the fall of the electronic gavel.

Lotting
The vendors reserve the right to amalgamate, sub-divide or withdraw any or all of their property.

Areas and sale plans
The area and the sale plan have been calculated and produced using Promap Mapping software (Ordnance Survey licensed) and referenced where possible to the HMLR Title plan however they may not correspond with other mapping systems. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.

Proxy and Telephone bidding
This is an online auction only and therefore no proxy or telephone bids will be accepted.

*Definition
Definition of Guide Prices
The guide price is an indication of the seller's current minimum price expectation at auction and the guide price, or range of guide prices, is given to assist prospective purchasers. The guide price can be adjusted by the seller at any time up to the day of the auction in light of the interest shown during the marketing period and bidders will be notified of this change on our website and by the auctioneer prior to the lot being offered.

Definition of Reserve Price
The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. It is usual, but not always the case that a provisional reserve is agreed between the seller and the auctioneer at the start of marketing and the Final Reserve Price will be agreed between the auctioneer and the seller prior to the auction sale. Whilst the reserve price is confidential it will usually be set within the quoted guide range and in any event will not exceed the highest quoted guide price.

Important Notice
These particulars are set out as a general outline only for the guidance of potential purchasers and do not constitute an offer or contract or part of the same. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any potential purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any photographs and plans are contained within the catalogue to identify the property to potential purchasers. They do not show the extent of the property and must not be relied upon to be to scale. It should not be assumed that each lot has the necessary planning consents, building regulations or other consents. The vendors reserve the right to sell their property prior to auction. Please contact Cooper and Tanner prior to the auction to check the availability of each lot

GLASTONBURY OFFICE
Telephone 01458 831077
41 High Street, Glastonbury, Somerset BA6 9DS
glastonbury@cooperandtanner.co.uk

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The Property Ombudsman RICS OnTheMarket.com