

for sale

guide price **£89,000**



Houndstone Park Brympton Yeovil BA22 8SQ

MODERN PARK HOME! Located within a 1/4 of a mile of amenities is this one bedroom park home occupies a favourable plot. Having been built in 2006 and has been kept to a high standard by the current owners, it benefits from having gas central heating as well as having two W/C's.

Houndstone Park Brympton Yeovil BA22 8SQ

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Entrance Hall

Door to the side and radiator.

Lounge

10' 11" x 10' 2" (3.33m x 3.10m)

Double glazed window to the front and side, tv point and BT box for internet and phone, 2 x radiators and an electronically controlled electric fire.

Kitchen

11' 2" x 7' 2" (3.40m x 2.18m)

Fitted kitchen with a range of wall and base units, usb socket, stainless steel sink/drainage, door to the side, gas hob, extractor hood and space for a washing machine.

Bedroom 1

8' 10" x 9' 9" (2.69m x 2.97m)

Double glazed window to the side, five cupboards, six overhead cupboards, 2 x bedside units, double glass sliding doors to the dressing area, utility storage with a concertina door to the wc, usb socket, TV point and loft hatch.

Bathroom

Bath with shower over, extractor fan, heated towel rail, vanity wash hand basin, wc, double glazed window to the side and part tiling.

Outside

Garden

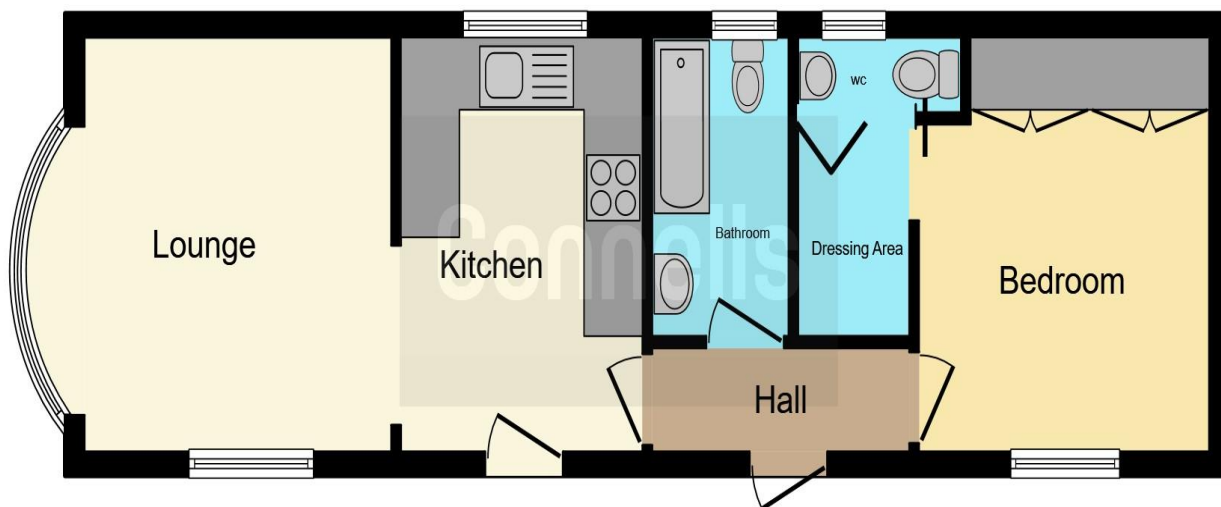
Fenced garden with an outbuilding with power and lights, patio area, water butt, outside tap, stones, wrought iron gate, timber gate, shed and double wall sockets.

Parking

Off road parking on the driveway for 1 car.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01935 431 129
E yeovil@connells.co.uk

1-3 Princes Street
 YEOVIL BA20 1EW

Property Ref: YOV312540 - 0009

Tenure:

EPC Rating: Exempt

view this property online [connells.co.uk/Property/YOV312540](https://www.connells.co.uk/Property/YOV312540)

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk