

for sale

guide price **£100,000**



Seaton Court Seaton Road Yeovil BA20 2AW

Auction Date 30th April @ 1 pm. Being sold with NO ONWARD CHAIN, this one bedroom flat is located within a 1/4 of a mile from Yeovil Town Centre and benefits from allocated Parking. Well presented throughout, this is the perfect starter home or investment. Call Now!

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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 £300 inc VAT towards the preparation cost of the pack.

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 front and stairs to the first floor.

Hallway

Loft hatch with ladder and light.

Lounge

10' 8" x 10' 4" (3.25m x 3.15m)

Double glazed window to the rear, tv point and a radiator.

Kitchen

10' 4" x 7' (3.15m x 2.13m)

Fitted kitchen with a range of wall and base units, space for a fridge/freezer and cooker, cupboard housing the boiler, stainless steel sink and a double glazed window to the rear.

Bedroom

11' 3" x 8' 9" (3.43m x 2.67m)

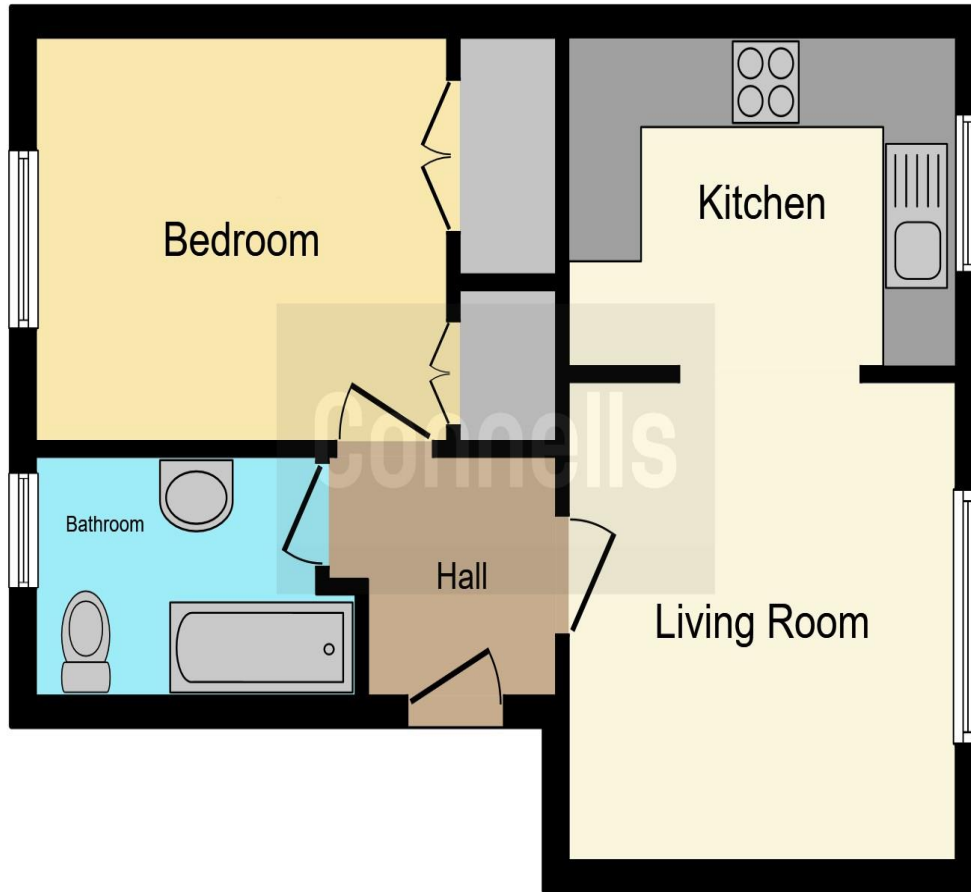
Storage cupboard with shelves, built in double wardrobe, radiator and double glazed window to the front.

Bathroom

Bath with shower over, towel rail, wash hand basin, wc and a double glazed window to the front.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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1-3 Princes Street
YEOVIL BA20 1EW

Property Ref: YOV312926 - 0003

Tenure: Leasehold

EPC Rating: C

[view this property online connells.co.uk/Property/YOV312926](http://connells.co.uk/Property/YOV312926)

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jun 1990. Should you require 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.

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