

for sale

guide price **£100,000**



## Rustywell Park Yeovil BA20 2NA

Connells welcome a 2 bedroom park home ideally situated in Rustywell park. Situated within 1/2 a mile of Yeovil Town Centre and benefitting from parking. **SOLD WITH NO CHAIN!**

Call today to book your viewing on 01935431129

# Rustywell Park Yeovil BA20 2NA

## 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 Porch**

Double glazed window to the side, double glazed door and a shelf.

### **Lounge**

10' 9" x 9' 6" (3.28m x 2.90m)

Double glazed windows to the front and side and a radiator.

### **Kitchen**

9' 6" x 7' 11" (2.90m x 2.41m)

Fitted kitchen with a range of wall and base units, 2x double glazed windows to the side, radiator, space for a fridge and washing machine, stainless steel sink/drainers, oven and a hob.

### **Bedroom 1**

7' 11" x 7' 6" (2.41m x 2.29m)

Double glazed window to the side, radiator and fitted wardrobes and drawers.

### **Bedroom 2**

6' 10" x 6' 6" (2.08m x 1.98m)

Double glazed window to the side, radiator and a fitted single wardrobe.

### **Bathroom**

Bath, wc, wash hand basin and a radiator.

### **Outside**

#### **Wrap Around Garden**

Path, gate to the side, low maintenance, pebbled area, patio, brick built shed with electric, light, shelves and a worktop

### **Parking**

Driveway.

### Agents Note

"There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home).

Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK  
(<https://url.uk.m.mimecastprotect.com/s/60FxCi5YRU2lQ4Aqh9h5Uzl0IT?domain=gov.uk>)"









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
YEOVIL BA20 1EW

Property Ref: YOV313586 - 0002

**Tenure:**

**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/YOV313586](http://connells.co.uk/Property/YOV313586)**

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.

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