

for sale

guide price **£200,000**



Lower Fairmead Road Yeovil BA21 5ST

Connells are delighted to welcome to market with NO ONWARD CHAIN this
3 bedroom end of terrace family home.

Call today to book your viewing on 01935431129!

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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 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

Radiator and stairs to the first floor.

Cloakroom

Double glazed window to the front, wc and wash hand basin.

Lounge/Diner

15' 9" x 15' 6" (4.80m x 4.72m)

2 x double glazed windows to the rear, radiator French doors to the rear garden and an understairs storage cupboard.

Landing

Airing Cupboard with shelves and loft access.

Bedroom 1

14' 10" x 8' 9" (4.52m x 2.67m)

Double glazed window to the rear and a radiator.

Bedroom 2

12' 8" x 8' 11" (3.86m x 2.72m)

Double glazed window to the front and a radiator.

Bedroom 3

7' 6" x 6' 6" (2.29m x 1.98m)

Double glazed window to the rear and a radiator.

Bathroom

Double glazed window to the front, bath with shower over, heated towel rail, wc, wash hand basin, mirrored unit and extractor fan.

Outside

Front Garden

Lawn area and a gate to the rear.

Rear Garden

Enclosed by hedging and fencing with a lawn area, shed, patio, path leading to a further patio, raised beds, gate to the side and a further gate to the rear.

Parking

Garage with up & over door and an allocated parking space.







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

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

1-3 Princes Street
 YEOVIL BA20 1EW

Property Ref: YOV313657 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/YOV313657

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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