

for sale

guide price **£160,000**



Meadow View Stoford Yeovil BA22 9UL

MODERN METHOD OF AUCTION!!!

Connells welcome to the market this 3 bedroom property tucked away in a cul de sac location in the popular Stoford village. In need of modernisation a great opportunity for a lovely family home.

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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 Porch

Double glazed door to the front.

Lounge

21' 7" Max x 10' 10" into Door Recess (6.58m Max x 3.30m into Door Recess)

Double glazed windows to the front and rear, radiator and an electric feature fireplace.

Kitchen

15' 10" x 7' 7" (4.83m x 2.31m)

Fitted kitchen with a range of wall and base units, stainless steel sink/drainers, double glazed window to the rear, double glazed door to the garden, serving hatch, space for a washing machine, dishwasher, cooker and low level fridge.

Landing

Storage cupboard with shelves and electric point and a loft hatch.

Bedroom 1

11' 3" Max x 11' 2" Max (3.43m Max x 3.40m Max)

Double glazed window to the rear and a radiator.

Bedroom 2

10' 1" x 10' 1" (3.07m x 3.07m)

Double glazed window to the front and a radiator.

Bedroom 3

Double glazed window to the front and a radiator.

Bathroom

Double glazed window to the rear, shower cubicle, heated towel rail, shaver point, wc and a wash hand basin.

Outside

Garage with up & over door and a double-glazed window to the side.

Rear Garden

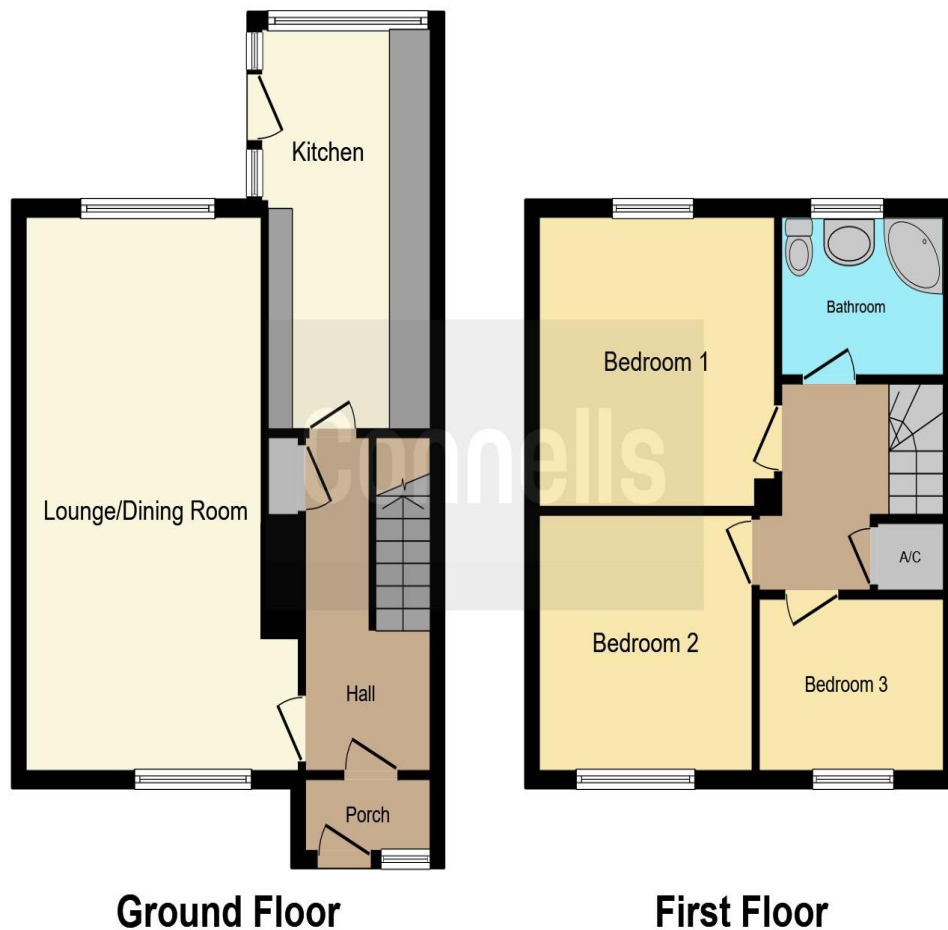
Low maintenance garden, enclosed by fencing, oil tank, gate to the side and a shed.

Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'







Ground Floor

First Floor

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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Property Ref: YOY313644 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: C

view this property online connells.co.uk/Property/YOY313644

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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