



Connells

Three Steps Westbury
Bradford Abbas Sherborne

Three Steps Westbury Bradford Abbas Sherborne DT9 6RJ

for sale guide price
£250,000



Property Description

With NO ONWARD CHAIN this is a property not to be missed! A terraced house set over three floors, with lounge and separate dining room, kitchen, utility and cloakroom on the ground floor. Two bedrooms and bathroom on the first floor and third bedroom on the second floor. Outside there is off-street parking, an outbuilding and a garden to the rear.

Bradford Abbas is a village and civil parish in north west Dorset, England, 3 miles southeast of Yeovil and 5 miles southwest of Sherborne. The village has a good number of amenities including a church, a primary school and a public house. Both Sherborne and Yeovil offer a wider range of facilities as well as providing main line train stations and at Sherborne the direct link to London Waterloo while road links are along the A303 joined at Wincanton giving swift access to London and the Home Counties along the M3, M25 route.

Lounge

19' 1" x 13' 11" max (5.82m x 4.24m max)
Double glazed windows to the front and rear with window seat to the front, wood burner and two radiators.

Dining Room

19' 9" x 8' 8" max (6.02m x 2.64m max)
Double glazed window to front with a window seat, feature fireplace and two radiators.

Kitchen

11' 6" plus door recess x 6' plus recess (3.51m plus door recess x 1.83m plus recess)
Double glazed window to the rear, fitted kitchen with wall and base units, storage cupboard, stainless steel sink and drainer and an electric cooker point.

Utility Room

6' 8" x 5' 7" (2.03m x 1.70m)
Double glazed window to the rear, work surfaces, wall cupboard, plumbing for washing machine and dishwasher, radiator and oil fired central heating boiler.

Cloakroom

Double glazed window to the rear, WC and a wash hand basin.

Landing

Two double glazed window to the rear, stairs to the second floor, under stairs storage and a radiator.

Bedroom Two

14' 2" max x 11' (4.32m max x 3.35m)
Double glazed window to the front, feature fireplace and a radiator.

Bedroom Three

11' x 8' 8" (3.35m x 2.64m)
Double glazed window to the front with a window seat and a radiator.

Bathroom

8' max x 7' 8" max (2.44m max x 2.34m max)

Double glazed window to the rear, bath with mixer taps and shower attachment, WC, wash hand basin, radiator and an airing cupboard with a radiator.

Second Floor Landing

Double glazed window to the rear and fitted cupboards.

Bedroom One

12' 11" x 9' 11" restricted head height (3.94m x 3.02m restricted head height)

Two double glazed windows to the rear, Velux window to the front, radiator and eaves storage.

Rear Garden

To the rear the garden is mainly laid to lawn with paved areas, storage shed, flower and vegetable beds to the rear of the garden.

Parking

There is one allocated parking space with the property available to the right of the neighbouring property.

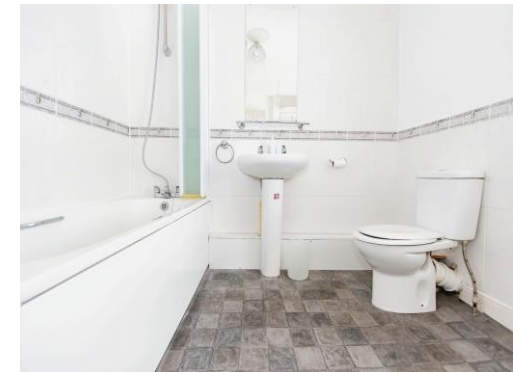
Auctioneer's Comments

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.









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 812 155
E sherborne@connells.co.uk

92 Cheap Street
 SHERBORNE DT9 3BJ

EPC Rating: E

view this property online connells.co.uk/Property/SHR305339

Tenure: Freehold



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Property Ref: SHR305339 - 0006