



**Connells**

Bauntons Orchard  
Milborne Port Sherborne



### Property Description

Milborne Port is a village and civil parish in Somerset east of Sherborne, and in the South Somerset district. The village is surrounded by green fields and countryside. The village is fortunate to have all the main services which a village needs - shops, post office, doctors' surgery, primary school, library, churches, pubs, playing fields, children's play areas, as well as a good range of clubs and societies.

### 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 Porch

Door to the front and two single glazed windows to the side.

### Entrance Hall

Stairs to the first floor and a radiator.

### Lounge

19' 5" x 14' 5" ( 5.92m x 4.39m )

Double glazed door and window to the rear, two radiators and a television aerial socket.

## Kitchen

7' 10" x 6' 10" ( 2.39m x 2.08m )

Double glazed window to the front, wall and base units, stainless steel sink and drainer, gas hob, integrated electric oven and a cooker point.

## Landing

Built in smoke alarm, access to the loft which is boarded with power and lighting.

## Bedroom One

11' plus recess x 8' 8" ( 3.35m plus recess x 2.64m )

Double glazed window to the front and a radiator.

## Bedroom Two

13' 6" max x 7' 4" ( 4.11m max x 2.24m )

Double glazed window to the rear, radiator and a cupboard housing the boiler which is fully serviced.

## Bedroom Three

10' 3" x 6' 11" ( 3.12m x 2.11m )

Double glazed window to the rear and a radiator.

## Bathroom

7' 10" x 4' 10" ( 2.39m x 1.47m )

Double glazed window to the side, bath with mixer taps and shower over, WC, wash hand basin, heated towel rail and tiling.

## Parking

Driveway for 2 cars leading to the garage.

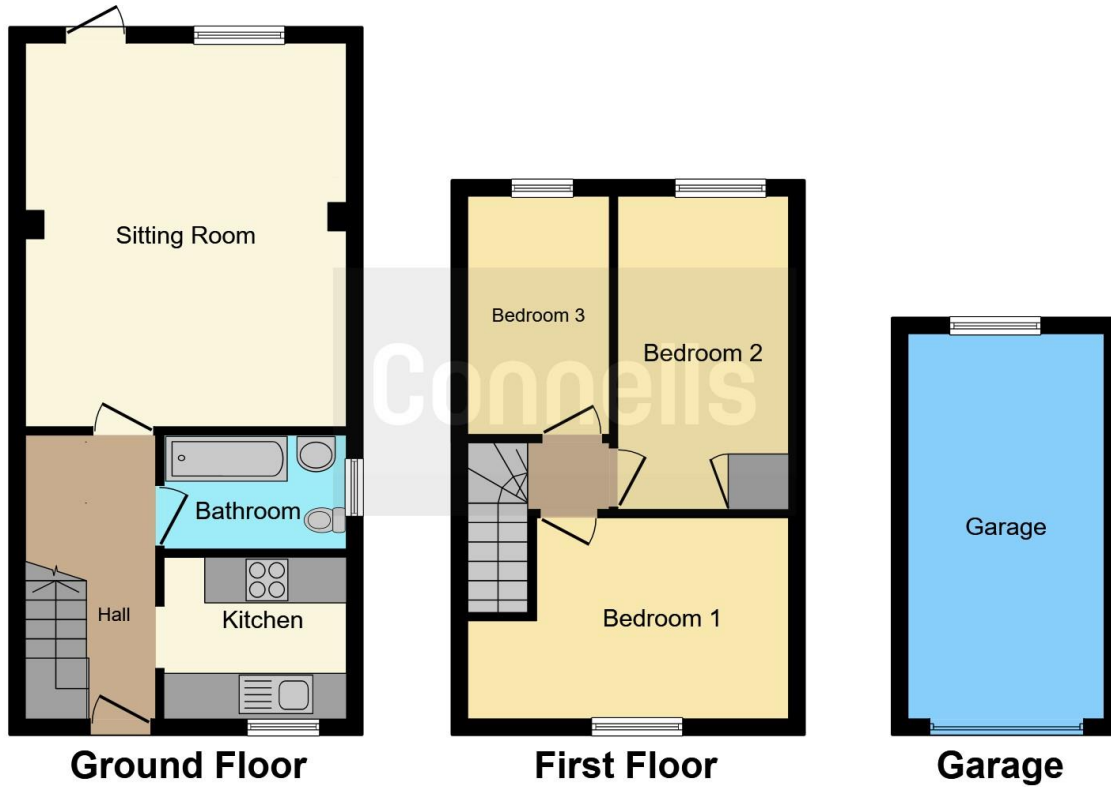
## Garage

Up and over door and electric with separate electric consumer unit.

## Rear Garden

Mainly laid to lawn with gravel and patio seating areas, outside light, gate to the side and a timber shed.





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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SHR305966](http://connells.co.uk/Property/SHR305966)**

Tenure: Freehold



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