



Edwards

Connells

Homefield Court Little Marston Road
Marston Magna Yeovil



Property Description

Connells are pleased to offer to the market this three bedroom end of terrace house set in the village location of Marston Magna. Offering two reception rooms, kitchen and WC on the ground floor. Three bedrooms on the first floor with family bathroom and an ensuite to the master bedroom. With a low maintenance garden to the rear of the property and a garage this is a property not to be missed.

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 Hall

Door to the front, stairs to the first floor, under stairs cupboard, radiator and a telephone point.

Cloakroom

Double glazed window to the front, WC, wash hand basin, radiator and electric consumer unit.

Lounge

11' 8" x 9' 9" (3.56m x 2.97m)

Double glazed window to the front, radiator and a television aerial socket.

Dining Room/Snug

9' 10" max x 9' 4" (3.00m max x 2.84m)

Double glazed french doors to the garden, radiator, television aerial socket.

Kitchen

11' x 9' 8" max (3.35m x 2.95m max)

Fitted kitchen with wall and base units, work surfaces, integrated electric oven and hob, cooker hood, stainless steel sink drainer, plumbing for a washing machine and dishwasher, integrated fridge/freezer, radiator and the oil fired central heating boiler.

Landing

Double glazed window to the side, access to the loft, airing cupboard housing the hot water tank.

Bedroom One

10' 7" x 9' 11" (3.23m x 3.02m)

Double glazed window to the side and a radiator.

Ensuite

Shower cubicle, WC, wash hand basin, radiator, shaver point and an extractor fan.

Bedroom Two

11' 2" x 9' 8" (3.40m x 2.95m)

Double glazed window to the rear, telephone point and a radiator.

Bedroom Three

7' 4" x 7' 1" (2.24m x 2.16m)

Double glazed window to the rear and a radiator.

Bathroom

6' 10" x 6' 7" (2.08m x 2.01m)

Double glazed window to the front, bath with mixer taps and a shower over, WC, wash hand basin, extractor fan and a radiator.

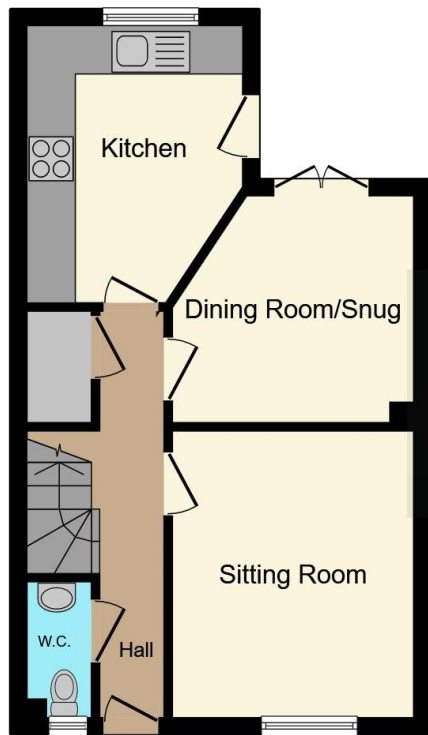
Rear Garden

Approximately 29'11"max x 17'9". Paved seating area with the remainder laid to gravel, gate to the side, two flower beds, outside tap and the oil tank.

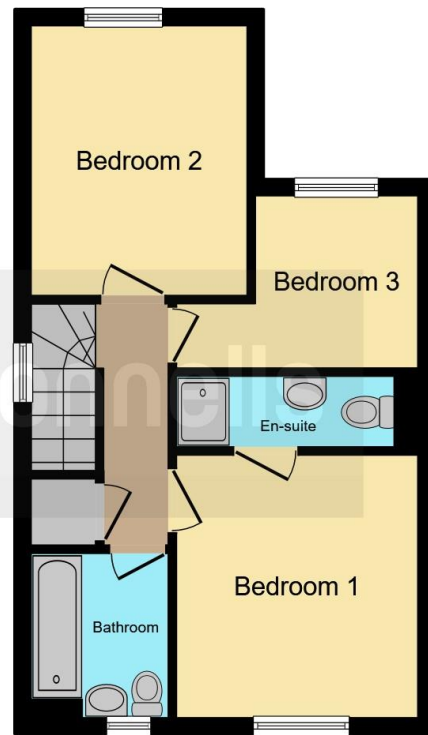
Garage

Single garage with up and over door.

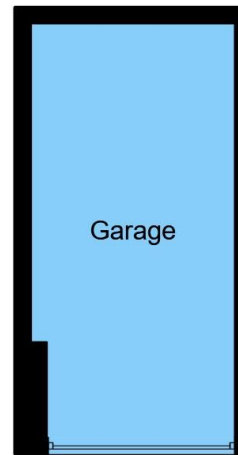




Ground Floor



First Floor



Garage



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 812 155
E sherborne@connells.co.uk

92 Cheap Street
 SHERBORNE DT9 3BJ

EPC Rating: C

view this property online connells.co.uk/Property/SHR305978

Tenure: Freehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHR305978 - 0003