



Connells

Pound Close
Stalbridge Sturminster Newton



Property Description

Stalbridge is a small town and civil parish in Dorset, England, situated in the Blackmore Vale area of North Dorset district, near the border with Somerset. The nearest towns are Sturminster Newton, 4 miles (6.4 km) south east, Sherborne, 6 miles (9.7 km) west, and Shaftesbury, 7 miles (11 km) north east. Stalbridge has its own independent supermarket, a primary school, dentist, optician and post office as well as many other services.

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

UPVC door to the front, consumer unit and solar panel controls.

Lounge

15' 7" x 14' 7" max (4.75m x 4.45m max)
Double glazed window to the front, telephone point and a radiator.

Kitchen

8' 4" x 8' 4" (2.54m x 2.54m)
Double glazed window to the rear, UPVC double glazed door to the rear porch, fitted kitchen with wall and base units, work surfaces, integrated electric double oven and hob, stainless steel sink and drainer and space for an under counter fridge and freezer.

Rear Porch

Windows to the side and rear, patio doors leading to the garden.

Inner Hall

Large storage cupboard and doors leading to bedroom two and the bathroom.

Bathroom

6' x 5' 4" (1.83m x 1.63m)

Double glazed window to the rear, P shaped bath with a shower over, WC, wash hand basin, heated towel rail and a shaver point.

Bedroom One

12' 3" x 11' 3" (3.73m x 3.43m)

Double glazed window to the front and an electric radiator.

Bedroom Two

11' 8" x 8' 3" (3.56m x 2.51m)

Double glazed window to the rear, access to the loft which has a ladder, light and is partially boarded.

Front Garden

Laid to lawn with a path to the front door.

Rear Garden

The rear garden is laid to lawn with a small timber shed which has power, outside power and a shared path.





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/SHR306042



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: SHR306042 - 0005