



Connells

Ludbourne Road
Sherborne



Property Description

Sherborne is a market town and civil parish in North West Dorset, in South West England. It is sited on the River Yeo, on the edge of the Blackmore Vale, 6 miles (10 kilometres) east of Yeovil. The A30 road, which connects London to Penzance, runs through the town. South Western Railway operates hourly throughout most of the week between Exeter St David's, Sherborne, Salisbury and London Waterloo station. Sherborne has an array of pubs, restaurants and a fantastic selection of shops. Sherborne also provides various schooling for all age groups.

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 double glazed door to the front and stairs to the first floor.

Lounge

13' 5" x 12' 4" max (4.09m x 3.76m max)
Double glazed window to the front, open fire, under stairs cupboard and a radiator.

Rear Lobby

Doors to the kitchen, shower room and outside.

Kitchen

14' 11" x 8' 5" (4.55m x 2.57m)

Double glazed window to the rear, fitted kitchen with wall and base units, coal stove, stainless steel sink and drainer and an electric cooker point.

Shower Room

5' 10" x 5' (1.78m x 1.52m)

Double glazed window to the rear, large shower cubicle, WC and wash hand basin with vanity unit.

Landing

Radiator and access to the loft.

Bedroom One

14' 11" max x 10' 6" (4.55m max x 3.20m)

Double glazed window to the front and a radiator.

Bedroom Two

11' 6" x 7' 6" max (3.51m x 2.29m max)

Double glazed window to the rear and airing cupboard housing the hot water tank.

Bedroom Three

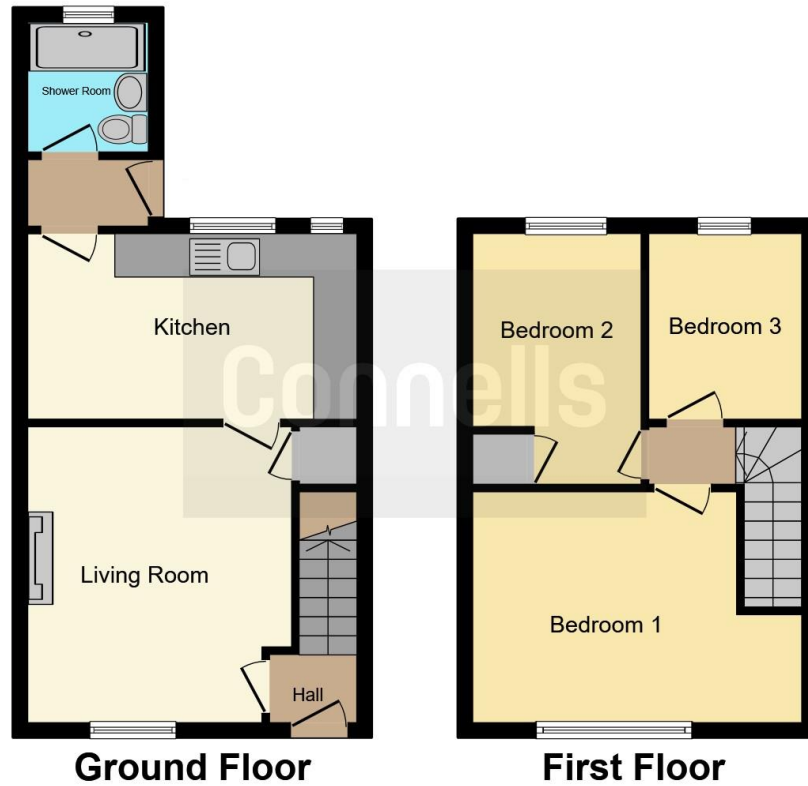
8' 6" x 7' (2.59m x 2.13m)

Double glazed window to the rear and a radiator.

Rear Garden

Brick built shed, area laid to lawn with flower beds, pond and a shared access 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

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EPC Rating: Awaited

view this property online connells.co.uk/Property/SHR306007

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.

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