



Connells

Ridgeway
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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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

Double glazed door to the side, cupboard with a radiator, access to the loft which has lighting, telephone point, radiator and a further storage cupboard.

Cloakroom

WC, wash hand basin with tiling to splash back and an extractor fan.

Lounge

16' 2" x 12' (4.93m x 3.66m)

Double glazed patio doors on to the conservatory, television aerial socket and two radiators.

Conservatory

20' 10" x 7' 9" (6.35m x 2.36m)

UPVC conservatory with lighting and two radiators.

Kitchen

11' 1" x 9' 1" (3.38m x 2.77m)

Double glazed window to the rear and double glazed door to the rear, fitted kitchen with wall and base units, breakfast bar, slimline dishwasher, stainless steel sink and drainer, space for a fridge/freezer, integrated 5 ring gas hob with cooker hood over, integrated eye level oven, tiled flooring and a radiator.

Utility Room

Work surfaces and plumbing for a washing machine.

Bedroom One

12' 4" x 11' 10" (3.76m x 3.61m)

Double glazed window, television aerial socket and a radiator.

Bedroom Two

11' 10" x 8' (3.61m x 2.44m)

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

Bedroom Three

9' x 7' 9" (2.74m x 2.36m)

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

Bathroom

8' 7" x 5' 9" (2.62m x 1.75m)

Double glazed window to the side, large walk in shower, WC, wash hand basin with vanity unit under, extractor fan and a heated towel rail.

Parking

Driveway parking and a garage.

Garage

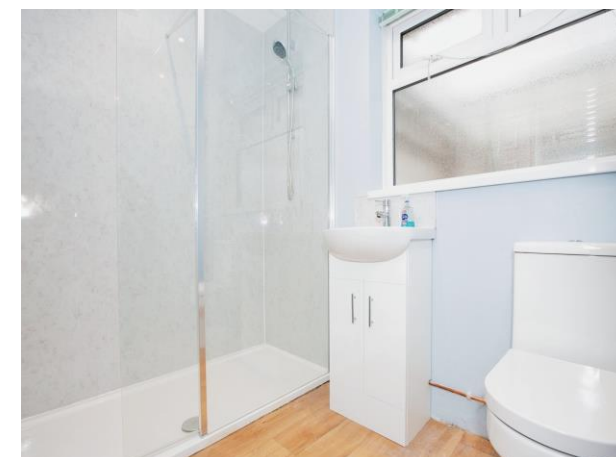
16' 5" x 7' 10" (5.00m x 2.39m)

Up and over door, electric meter and consumer unit, gas meter and the gas central heating boiler.

Rear Garden

Enclosed garden to the rear laid to lawn with flower beds to the rear and side, two apple trees and a pear tree, gravel to the side with a gate to the front and an outside tap.





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

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EPC Rating: Awaited

view this property online connells.co.uk/Property/SHR306207

Tenure: Freehold



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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.

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