



Connells

Old Orchard Close
Lydlinch Sturminster Newton

Old Orchard Close Lydlinch Sturminster Newton DT10 2HY

for sale guide price
£260,000



Property Description

Connells are pleased to offer to the market this three bedroom semi-detached house in the village of Lydlinch with huge potential. With two reception rooms, kitchen, conservatory on the ground floor and three bedrooms on the ground floor. Outside there is a good sized garden, driveway and garage.

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 Porch

Double glazed doors to both sides.

Entrance Hall

UPVC door to the porch, two double glazed windows to the rear, stairs to the first floor and a night storage heater.

Lounge

13' 5" x 10' 6" (4.09m x 3.20m)

Double glazed window to the front, night storage heater and a wood stove.

Dining Room

11' 6" max x 10' 2" (3.51m max x 3.10m)
Double glazed window to the front, double glazed french doors to the side and a Quantum dimplex heater.

Kitchen

11' 4" plus recess x 9' 11" (3.45m plus recess x 3.02m)

Double glazed window to the rear, UPVC double glazed door to the conservatory, wall and base units, work surfaces, electric cooker point, stainless steel sink and drainer and space for a fridge/freezer.

Conservatory

9' max x 8' 1" (2.74m max x 2.46m)
UPVC conservatory on a brick base with power and lighting.

Bathroom

7' 9" x 7' 3" (2.36m x 2.21m)
Two double glazed windows to the side, bath with mixer taps and shower over, WC, wash hand basin and a shaver point.

Landing

Access to the loft.

Bedroom One

15' 4" max x 10' 8" (4.67m max x 3.25m)
Double glazed window to the side, fitted wardrobes, eaves storage and a night storage heater.

Ensuite

WC and a wash hand basin.

Bedroom Two

10' max x 9' 2" max (3.05m max x 2.79m max)
Double glazed window to the front, built in wardrobe and a night storage heater.

Bedroom Three

10' x 7' 11" (3.05m x 2.41m)
Velux skylight window.

Front Garden

To the front the garden is brick paved with a double gate to the garage.

Rear Garden

The garden continues to the side with a further paved area and flower borders, the remainder of the garden is laid to paving with gravel surround and driveway to the garage.

Garage

18' 6" max x 17' 10" max (5.64m max x 5.44m max)
Up and over door, double glazed windows to the side and rear, power and lighting.





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

check out more properties at connells.co.uk

EPC Rating: Council Tax
 Awaited Band: B

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: SHR306169 - 0003