



**Connells**

Reads Cottages South Street  
Leigh Sherborne



# Reads Cottages South Street Leigh Sherborne DT9 6JG

for sale guide price  
**£180,000**



## Property Description

Connells are pleased to offer to the market this two bedroom mid-terrace property in the village location of Leigh a short drive from Sherborne. With lounge and kitchen and bathroom on the ground floor, two bedrooms on the first floor. Outside there is an enclosed garden to the rear. Leigh is a village and civil parish in the county of Dorset in southern England, situated approximately 5 miles south-southwest of Sherborne.

## 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.

## Lounge

10' 11" x 10' plus recess under stairs ( 3.33m x 3.05m plus recess under stairs )  
Double glazed window to the front, stairs to the first floor, USB sockets, telephone point, television aerial socket and a radiator.

## Kitchen

8' 10" x 6' 10" ( 2.69m x 2.08m )  
Double glazed window to the side, kitchen with wall and base units, work surfaces, sink and drainer, integrated electric oven and hob, plumbing for a washing machine and space for an under counter fridge.

### **Rear Hall**

Door to the rear, radiator and a WC housing the electric meter and consumer unit

### **Landing**

Stairs from the lounge, cupboard housing the hot water tank and access to the loft.

### **Bedroom One**

12' 1" x 8' 11" ( 3.68m x 2.72m )

Double glazed window to the side, USB sockets and a radiator.

### **Bedroom Two**

11' 4" max x 10' 7" plus recess ( 3.45m max x 3.23m plus recess )

Double glazed window to the front, boiler cupboard, USB sockets and a radiator.

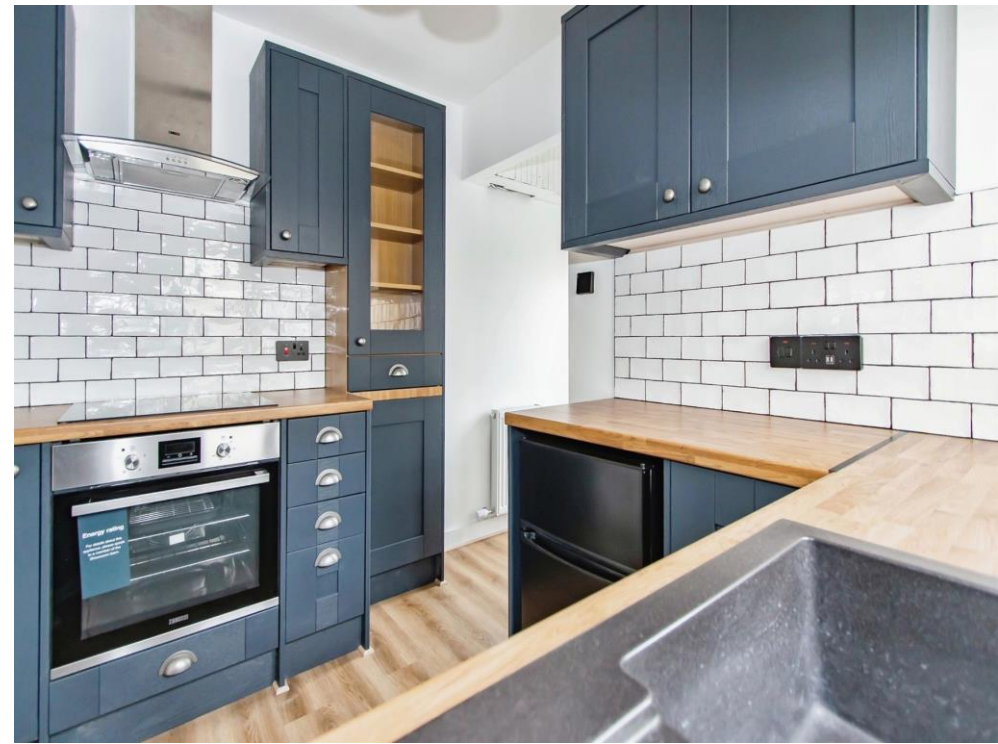
### **Bathroom**

5' 7" x 4' 9" ( 1.70m x 1.45m )

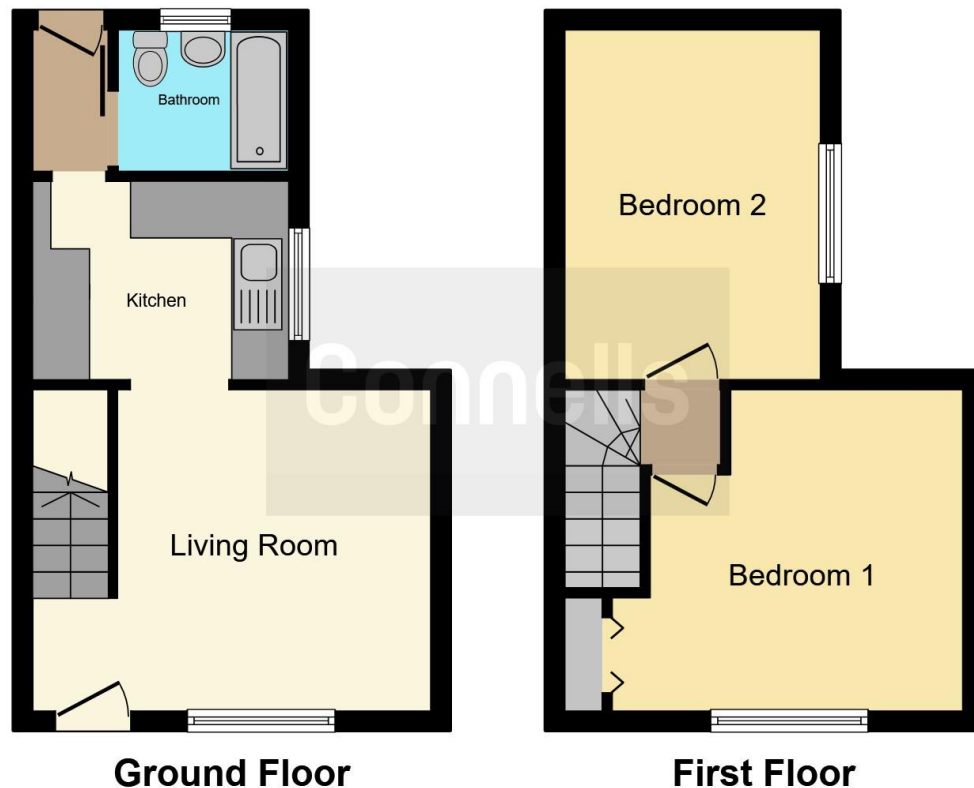
Double glazed window to the rear, P shaped bath with a shower over, WC, wash hand basin with vanity unit and a heated towel rail.

### **Rear Garden**

To the rear the garden is mainly laid to lawn with a small area laid to gravel.







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](http://www.focalagent.com)

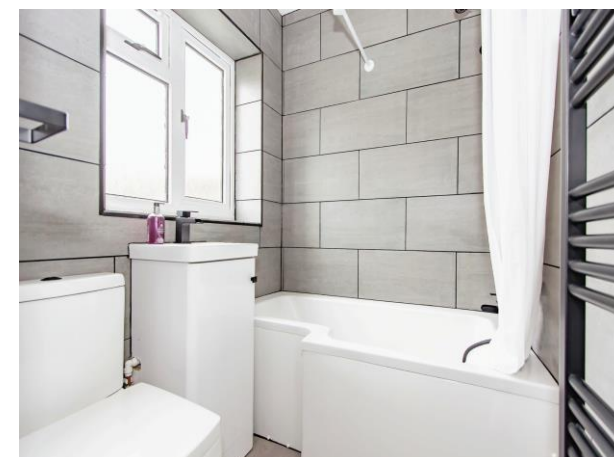
To view this property please contact Connells on

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**E [sherborne@connells.co.uk](mailto:sherborne@connells.co.uk)**

92 Cheap Street  
 SHERBORNE DT9 3BJ

EPC Rating: E    Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/SHR306372](http://connells.co.uk/Property/SHR306372)**



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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