

for sale

guide price **£240,000**



## Acreman Court Sherborne DT9 3PW

Three bedroom end of terrace house in the heart of Sherborne with lounge, dining room, kitchen and cloakroom on the ground floor. Three bedrooms and bathroom on the first floor and garage and West facing garden to the rear.





# Acreman Court Sherborne DT9 3PW

## 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**

Door to the front and a storage cupboard.

### **Entrance Hall**

Glazed door from the entrance porch, telephone point and a radiator.

### **Shower Room**

Single glazed window to the front, shower, WC, wash hand basin, extractor fan and a radiator.

### **Lounge**

16' 1" max x 15' 7" max ( 4.90m max x 4.75m max )

Double glazed door to the rear, stairs to the first floor and a radiator.

### **Dining Room**

9' 1" x 8' 9" ( 2.77m x 2.67m )

Double glazed window to the rear, double glazed patio doors to the side and a radiator.

### **Kitchen**

9' 9" x 9' 4" ( 2.97m x 2.84m )

Double glazed window to the front, fitted kitchen with wall and base units, stainless steel sink and drainer, plumbing for a washing machine, integrated electric oven and hob, storage cupboard and space for an under counter fridge/freezer.

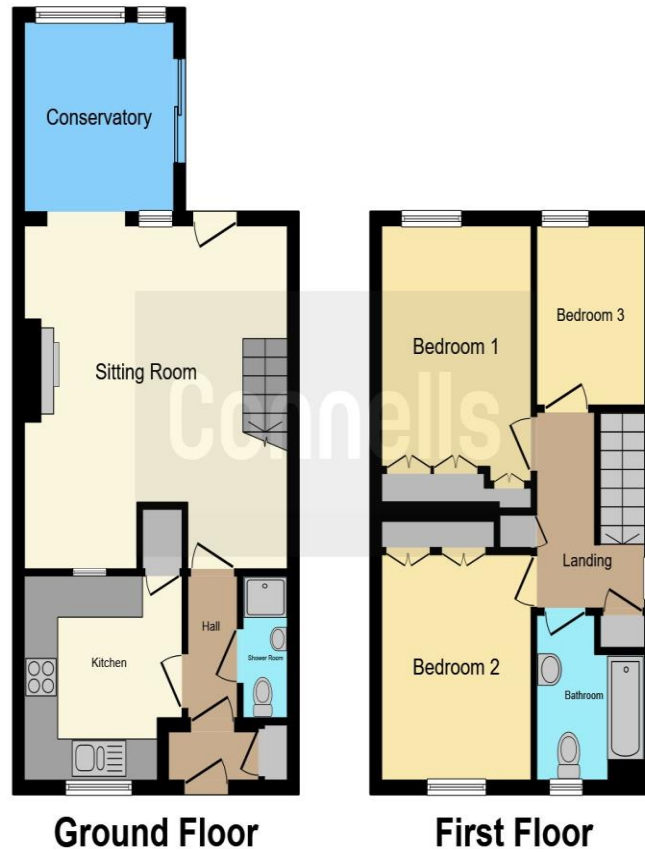
### **Landing**

Double glazed window to the side, airing cupboard and access to the loft.

### **Bedroom One**

10' 9" x 9' 7" ( 3.28m x 2.92m )  
lawned area with raised beds.





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)

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Property Ref: SHR306261 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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